

COMMUNITY PRESERVATION SURCHARGE
LOW/MODERATE INCOME EXEMPTION
EXEMPTION ELIGIBILITY REQUIREMENTS

FISCAL YEAR 2026

1. **Applicant must own the property as of January 1, 2025.**
May be (1) sole owner, (2) co-owner, (3) life tenant or (4) trustee with sufficient beneficial interest in property under terms of trust.
2. **Applicant must occupy the property as domicile as of January 1, 2025.**
3. **Applicant and each co-owner must have household income for the calendar year before January 1, 2025 at or below the limit for that owner's household type and number (over for type and limits).**
A copy of the 2024 Federal 1040 income tax return, all 1099s and W2s
are required to verify income for each household member 18 years and older
For property subject to trust, each co-trustee must meet income standard.

Calculation of Each Owner's Household Income

1. **Household Annual Gross Income from all sources.**

* Includes wages, salaries and bonuses, public and private pensions, retirement income Social Security, alimony, child support, interest and dividend income, net income from business, public assistance, disability and unemployment insurance, regular contributions/gifts from party outside the household.

* Includes income of all household members who were 18 or older and not full time students during calendar year.
2. **Deduct Dependents Allowance.**

* Number of dependents on January 1, 2025 (not spouse) X \$300.00.
3. **Deduct Medical Expenses Exclusion.**

* Total out of pocket expenses of all household members for calendar year **exceeding** 3% of household annual gross income (from line I above)

* Out of pocket medical expenses include health insurance premiums, payments to doctors, hospitals and other health care providers, diagnostic tests, prescription drugs, medical equipment or other expenses **not paid or reimbursed** by employers, public/ private insurers or other third parties.
4. **Equals Household Annual Income for CPA Exemption.**

* Cannot exceed *Annual Income Limit for Household Type and Size*.

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ANNUAL INCOME LIMIT BY HOUSEHOLD TYPE AND SIZE

HOUSEHOLD TYPE: PROPERTY OWNED BY SENIOR (60 OR OLDER)

HOUSEHOLD SIZE	ANNUAL INCOME LIMIT
1	\$ 95,728.00
2	\$ 109,403.00
3	\$ 123,079.00
4	\$ 136,754.00
5	\$ 147,694.00
6	\$ 158,635.00
7	\$ 169,575.00
8	\$ 180,515.00

HOUSEHOLD TYPE: PROPERTY OWNED BY NON-SENIOR (UNDER 60)

1	\$ 76,583.00
2	\$ 87,523.00
3	\$ 98,463.00
4	\$ 109,403.00
5	\$ 118,156.00
6	\$ 126,908.00
7	\$ 135,660.00
8	\$ 144,412.00

DEDUCTIONS FOR DEPENDENTS AND OUT OF POCKET MEDICAL EXPENSES MAY LOWER
HOUSEHOLD INCOME