

WHAT IS AN EXEMPTION?

An exemption is a release from the obligation to pay all or a portion of the taxes assessed on a parcel of property.

The Clause 41C* exemption provides assistance to elderly taxpayers that meet the age, income, whole estate and residency requirements on the opposite page. Please note that if you are elderly but do not meet one or all of the Clause 41C requirements, you may be eligible for a lesser amount of assistance under Clause 17C or a tax deferral arrangement under Clause 41A.

WHAT IS THE EXEMPTION AMOUNT?

Taxpayers who are eligible for Clause 41C will receive a \$1,000.00 reduction in their tax liability. This does not have to be repaid by the property owner.

An optional cost of living adjustment was approved by the state (Clause 41D) and adopted by the Town of Wellesley in 2003. Adjustments will be made yearly to both the gross income and asset limits according to COLA, as determined by the Massachusetts Department of Revenue. The COLA adjustment for fiscal year 2016 is .59%.

Massachusetts General Laws, Chapter 59, Section 5, Clauses 41C and 41D

REQUIREMENTS:

- ❖ Reached the age of 65 as of July 1 of the tax year
- ❖ Owned and occupied the property as of July 1 of the tax year
- ❖ Owned and occupied any real property in Massachusetts at least 5 years: or a surviving spouse who has inherited the property and occupied it for at least 5 years
- ❖ Resided in Massachusetts for the past 10 years
- ❖ A gross income not exceeding:

Marital Status	Income Limit	Limit if Receiving Social Security
Single	\$27,092	\$31,691
Married	\$40,638	\$47,537

- ❖ A whole estate (i.e. second home, bank accounts, stocks, bonds and boats), excluding the value of the home, not exceeding:

Marital Status	Whole Estate Limit
Single	\$54,184
Married	\$74,503

Residential properties containing four or more units or commercial units will have a portion of the value of these units included in the whole estate calculation.

HOW DO I APPLY?

Applications must be filed annually with the Board of Assessors, within three months of the mailing of the Third Quarter Tax Bill. The Third Quarter Tax Bill is mailed in December each year.

Renewals: If you were granted an exemption last year, the Board of Assessors will send you a renewal application. However, it is your responsibility to ensure that a renewal is filed each year.

New Applications: If you think that you qualify, notify the Board of Assessors at (781) 431-1019 ext. 2272

Supporting documentation including a birth certificate, evidence of occupancy, income tax returns and any other materials that will help the Board of Assessors make a determination, may be requested.

As a reminder, the mere filing of an application does not mean you can postpone the payment of your tax.

Note

If you or your spouse own property jointly with other person(s), you may apply for your proportion of the exemption. However, each joint owner must meet the financial requirements.

FOR FURTHER ASSISTANCE:

The staff of the Board of Assessors is available to assist in answering any questions or concerns about your property tax assessment.

**Board of Assessors
Town Hall, 1st Floor
525 Washington Street
Wellesley, MA 02482**

(781) 431-1019 ext. 2272

www.wellesleyma.gov

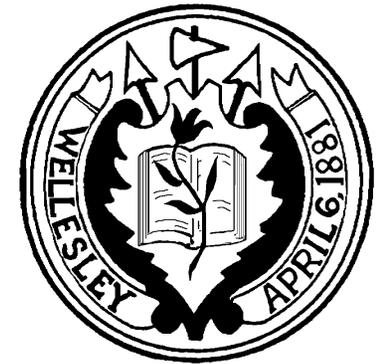
**Monday – Friday
8:00 a.m. to 5:00 p.m.**

**CLAUSE
41C & 41D
ELDERLY**

FY2017

STATUTORY
EXEMPTION

Taxpayer Information Guide



TOWN OF WELLESLEY
BOARD OF ASSESSORS