

### Summary of Property Tax Relief Programs-FY2026

<b>PROGRAM NAME</b>	<b>BLIND EXEMPTION</b> M.G.L Ch 59 § 5	<b>VETERANS EXEMPTION</b> M.G.L. Ch 59 § 5 Various Clauses	<b>SENIORS EXEMPTION</b> M.G.L. Ch 59 § 5 (41C & 41D)	<b>SENIOR WORK-OFF EXEMPTION</b> M.G.L. Ch. 59 § 5K	<b>COMMUNITY PRESERVATION ACT (CPA) EXEMPTION</b>	<b>SENIOR DEFERRAL</b> M.G.L. Ch 59 § 5
<b>Assistance Type</b>	Reduces local property tax liability	Reduces local property tax liability for veterans with a service related disability and /or certain medals. Also spouses of deceased eligible veterans.	Reduces local property tax liability of senior	Reduces local property tax liability of senior in exchange for volunteer service to municipality	A complete exemption from the surcharge for property owned & occupied as a domicile by any person who qualifies for low income or low or moderate income senior housing	Defers payment of local property tax owed by senior until house is sold or until settlement of estate
<b>Eligible Age</b>	N/A	N/A	65	60	+/- 60 depending upon income	65
<b>Gross Income Limit</b>	N/A	N/A	Single <b>\$37,806</b> Max. Married <b>\$56,712</b> Max. <u>Including Soc. Security:</u> Single <b>\$43,642</b> Max. Married <b>\$65,605</b> Max.	Single <b>\$51,123</b> Max. Married <b>\$76,687</b> Max. <u>Including Soc. Security:</u> Single <b>\$56,988</b> Max. Married <b>\$85,482</b> Max.	Income requirements vary and are subject to change each year <i>Refer to separate CPA Brochure</i>	<b>Please call</b>
<b>Asset Limit</b>	N/A	N/A	<b>\$75,765</b> if single <b>\$104,179</b> if married excluding value of 1st home	N/A	N/A	N/A
<b>Assistance Amount</b>	\$500 exemption	\$800 up to entire tax	\$1,000 exemption	\$1,500 p/property based on State minimum wage	Entire amount of CPA Surcharge	Any amount up to maximum deferral
<b>Annual Adjustments</b>	N/A	Adjusted annually by COLA	Income and Asset limit adjusted annually by COLA	N/A	- Over 60 and qualifies for low or moderate-income senior housing. - Under 60 and income is less than 80% of the area wide median income and qualifies for low- income housing. -Area-wide Median income determined by the US Dept of Housing & Urban Development	Interest rate is calculated annually based on the two- year constant maturity Treasury rate as of the start of each fiscal year. The interest rate for Fiscal Year 2026 is 3.78%

<b>Application Procedure</b>	File annual application with local assessors	File annual application with local assessors	File annual application with local assessors	<b>File application with local assessors.</b> <b><u>Placement with COA</u></b>	File annual application with local assessors	File annual application with local assessors
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All clauses are fully explained in Massachusetts General Laws. The Assessors' Office has brochures on the various programs and exemptions offered.

# PROPERTY TAX RELIEF PROGRAMS SUMMARY

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Statutory  
*Taxpayer Infor*



*For more information:*

**BOARD OF ASSESSORS**

525 Washington Street First Floor

Wellesley, MA 02482

(781) 431-1019 ext.2272

[www.wellesleyma.gov](http://www.wellesleyma.gov)

Monday – Friday 8:00 a.m. to 4:00 p.m.

7/2024

To  
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**SENIOR “CIRCUIT  
BREAKER” TAX  
CREDIT**  
TIR 18-10

Reduces state income taxes owed (or provides refund if none owed) for senior whose property taxes (and 50% of water/sewer charges) exceeds 10% of income

65

\*Single Non- HOH:

**\$72,000**

Max.

Single HOH:

**\$91,000** Max.

Married:

**\$109,000** Max.

**\*1,172,000** of  
assessed valuation of  
domicile

\*\$2,730 Maximum

Automatic annual increase  
in income limits, assessed  
valuation and credit  
amount by statute.

\*Parameters may change  
at end of tax year.

Confirm with State  
taxpayer service prior to  
filing taxes.

File with state income  
taxes, call:  
1-800-392-6089 x2

7 Exemptions  
*Information Guide*

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BOARD OF  
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