

The CPA impact on property owners

By Kevin Ford
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KINGSTON – Now that the Community Preservation Act has become reality, so too will the 3 percent surcharge, starting with next July's property tax bill. Not everyone in town will have to pay it though, and the assessor's office has urged those who qualify to apply for the exemption as soon as possible.

Assessor James Judge appeared before the board of selectman Tuesday to outline the impact the CPA would have upon property owners in town. He told the board the first \$100,000 of assessed value on every residential parcel in town was exempt from the surcharge.

Judge also said, depending on age and income, certain residents may qualify for total exemption from the

surcharge. The exemption is not automatic, however, and homeowners will need to apply annually for it.

"You can apply until Jan. 1, but if you don't get it abated, the tax collector will put a surcharge on the surcharge," Judge said. "That's why we're trying to get as many people to apply as quickly as possible."

For residents

aged 60 or over, those living in a one person household making \$57,850 or less would be exempt from the surcharge. In a two person household, the income limit is \$66,150 and for a three person household, \$74,500.

For those homeowners under 60, the household income limit would be \$45,300 in a one person house, \$52,950 for a two person household, \$59,550 for a three

person household, \$66,150 for a four person household and \$71,450 for a five person household.

The income limits are based on figures from the federal Department of Housing and Urban Development, available at the assessor's office.

Though most homeowners must apply annually for the exemption, those over the age of 70 who

man Joe Kelleher said. "Let's get this thing moving once and for all."

The Kingston master plan provided for the creation of an AHPC to oversee housing plans, make recommendations and facilitate development of affordable housing, and increase community involvement in affordable housing decisions. Selectman Olly DeMacedo urged interested citizens to submit applications at the selectmen's office.

"The only way this thing gets done is if everyone gets involved and makes it happen," DeMacedo said. "We need the help."

qualify for exemptions in clauses 17D or 41C of the state tax law only need to apply once.

Residents can pick up applications for the exemption at the assessor's office at town hall. Copies of 2004 tax returns for every household member must be included with the application.