

**PROPERTY TAX EXEMPTIONS AND DEFERRALS AVAILABLE TO QUALIFYING
LUNENBURG RESIDENTS - FY 17**

ALL ELIGIBILITY REQUIREMENTS MUST BE MET AS OF JULY 1 OF THE TAX YEAR

CLAUSE 41 C - E2

ELDERLY Age 70 by July 1
Own and occupy Real Estate - 5 years Exemption Amount: **\$750.00**

*DOMICILED IN MA FOR
PRECEDING 10 YEARS PRIOR TO JULY 1st
&
OWNED & OCCUPIED
HOME IN MA FOR 5 YRS PRIOR TO JULY 1st*

*** Income :** Single Person No more than **\$29,400.00**
Married Persons (Joint Ownership) No more than **\$36,900.00**

*** Assets :** Single Person No more than **\$49,100.00**
Married Persons No more than **\$67,700.00**

*** Note:** **Income** from all sources: Wages, Social Security, Pensions, Interest, Dividends, Rent, etc.
Documentation must be provided for income received: W-2, 1099-INT., 1099-DIV, etc.

*SURVIVING SPOUSE
INHERITING PROPERTY
MUST HAVE OCCUPIED
PROPERTY FOR 5 YEARS PRIOR TO JULY 1st*

Assets=Whole Estate. Whole Estate means **ALL** assets to which you have legal title and access as Sole, Joint Owners or Trustee that contribute to your **TOTAL** worth. Assets include bank accounts, checking accounts, stocks, bonds, 401K's, IRA's, savings certificates, motor vehicles,boats, RV's, real estate, etc. (Value of domicile up to a 3 unit dwelling unit is exempt)
Documentation must be provided to support all assets.

CLAUSE 17D - ED

Surviving spouse or persons over 70
who are not eligible for Clause 41C (E2). July 1 qualification date. Exemption Amount: **\$309.00**

*OWNED SAME HOME
IN LUNENBURG FOR
5 CONSECUTIVE YEARS PRIOR TO JULY 1st*

*** Income :** Not considered
*** Assets :** **\$61,400.00**

***Note:** See description of assets for Clause 41C

VETERANS

*DOMICILED IN MA FOR
6 MOS. PRIOR TO SERVICE
or
DOMICILED IN MA FOR
5 CONSECUTIVE YRS. PRIOR TO JULY 1st
MUST OCCUPY HOME AS DOMICILE
AS OF JULY 1st*

*** V1 Clause 22** 10% Service Connected Disability Exemption Amount: **\$400.00**
V2 Clause 22A Loss of Use- Service Connected **\$750.00**
V3 Clause 22E ****** 100% Service Connected Disability **\$1,000.00**
Clause 22D Surviving Spouses whose spouse died as a proximate result of combat injury or combat connected disease resulting in death. **Fully Exempt**

*** Note:** **First time applicants must provide Disability Certificates from the Veteran's Administration on or before July 1st.**

****** **Disability Certificates must be provided from the Veteran's Administration yearly dated on or before July 1st.**

BLIND * - B

Clause 37A Registered with Division of the Blind Exemption Amount: **\$500.00**

*** Note:** Certificate must be provided yearly.
July 1st qualification date.

TAX DEFERRALS

TAX DEFERRALS*

Clause 41A Financial Hardship- Elderly Persons Exemption Amount: **Up to Full Tax**

Age 65 by July 1

Own and occupy Real Estate - 5 years

Income: No more than \$20,000

Assets: Not Considered

*Note: Taxes are deferred with simple interest at 4% as a lien on the property until the property owner passes, or the home is sold.

Clause 18A Temporary Financial Hardship Exemption Amount: **Up to Full Tax**

No age qualification

Own and occupy Real Estate on 7/1 and lived continually in MA for 10 yrs

Must meet financial hardship qualifications as determined by the Assessors

Can defer for 3 years maximum, paid off over 5 year period following

*Note: Taxes are deferred with simple interest at 8% as a lien on the property until paid in full within 5 years of deferral period. If the property owner dies or home is sold, interest accrues at 16% from that point forward until payment is made.