

SENIOR MEANS-TESTED REAL ESTATE TAX EXEMPTION

ELIGIBILITY REQUIREMENTS

- **Age:** Applicant must be 65 or older
- **Residency:** Must have owned and occupied primary residence in Lunenburg for the past 15 years.
- **Circuit Breaker Income Tax Credit:** Applicant must have been granted the circuit breaker income tax credit in 2024.
- **Income:** Annual income for 2024 cannot exceed \$72,000 for single individuals, \$91,000 for Head of Households or \$109,000 for Married Couples.
- **Assets:** Asset limit is \$275,000 and include a second home, trust fund, securities, bonds, etc.
- **Yearly Submittal:** Applicant must submit an application every year to apply for exemption.
- **Other Exemptions:** Applicant may also receive if qualified for the Elderly Exemption within the fiscal year.

LUNENBURG

Lunenburg has adopted a new “Senior Means-Tested Tax Exemption” for Lunenburg seniors who were granted the circuit breaker income tax credit and meet certain income and asset criteria. The goal of the new tax exemption is to provide property tax relief to older homeowners and help them continue to be able to afford to live in Lunenburg.

THE MAXIMUM EXEMPTION AMOUNT FOR FY2026 IS \$2,730.

If you’re eligible, the credit will be applied to the property tax bill that you will receive in December 2025.

APPLICATIONS MUST BE RECEIVED BY THE ASSESSOR’S OFFICE BY SEPTEMBER 3, 2025.

Eligibility based upon a maximum assessed value of \$540,000.

The maximum exemption is determined by the Board of Assessors.



NOT SURE IF YOU QUALIFY FOR THIS EXEMPTION?

The Assessor’s office would be happy to help!

To reach our office, please call 978-582-4145 or stop by our office on the first floor of Town Hall and someone will assist you.