



**TOWN OF LAKEVILLE**  
**Office of the Treasurer/Collector**  
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## **COMMUNITY PRESERVATION ACT (CPA)**

### *What is the Community Preservation Act (CPA)?*

The Community Preservation Act (CPA) is a Massachusetts state law (MGL Chapter 44B) that enables adopting communities to raise funds to create a local dedicated fund for open space preservation, preservation of historic resources, and development of affordable housing.

The Town of Lakeville adopted the CPA on April 4, 2022 and it will go into effect on July 1, 2022.

### *How is the CPA funded?*

Funds are raised locally through the imposition of a 1% voter-authorized surcharge on local property tax bills. Local adoption of CPA also triggers annual distributions from the state's Community Preservation Trust Fund. Revenues from these two sources – the local CPA property tax surcharge and annual distributions from the state's Community Preservation Trust Fund – combine to form the Town's Community Preservation Fund.

### *Are there restrictions on what projects qualify for CPA funds?*

CPA funds can be spent in three areas: affordable housing, historic preservation and open space. By statute, each of these areas must receive a minimum of 10% of the total fund each year. The remaining 70% can be allocated for to any of those areas according to the discretion of the Community Preservation Committee.

### *How is the CPA surcharge calculated?*

The CPA surcharge is calculated by deducting \$100,000 from the value of your property and applying a 1% surcharge to the total adjusted tax. The surcharge is then divided over your four (4) quarterly tax bills. For first and second quarter tax bills, the CPA surcharge is estimated using your revised new tax from the prior year.

For example:

The average house cost in Lakeville is	\$449,124
Less:	<u>(\$100,000)</u>
Adjusted Value	\$349,124
Per 1000	349.12
Tax Rate	<u>12.07</u>
Total Adjusted Taxes	\$4,213.87
CPA 1%	<u>1.00%</u>
Total CPA Tax	\$42.13

*Is it possible to apply for an exemption from the CPA surcharge?*

Property owned and occupied as a domicile by a person who would qualify for low-income housing or low- or moderate-income senior housing in Lakeville may qualify for an exemption (see below for current income limits). Applications for exemption will be available in the Assessor's Office in late summer, and are due April 1. Owners must apply annually to receive this exemption.



Household Size	Income Limit (Seniors)	Income Limit (non-Seniors)
1	\$77,980	\$62,384
2	\$89,120	\$71,296
3	\$100,260	\$80,208
4	\$111,400	\$89,120
5	\$120,312	\$96,250
6	\$129,224	\$103,379
7	\$138,136	\$110,509
8	\$147,048	\$117,638

These income guidelines are derived from the United States Department of Housing and Urban Development (HUD) areawide median income figures, and are based on the number of people living in the domicile (household size). Persons and families whose annual income is less than 80 percent of the areawide median income qualify as low income. Persons of the age of 60 or over whose annual income is less than 100 percent of the areawide median income qualify as moderate-income seniors. Guidelines are updated annually.