



# Framingham Community Preservation Committee

City of Framingham, 150 Concord Street, Framingham, MA 01702

[www.framinghamma.gov/3286/Community-Preservation-Committee](http://www.framinghamma.gov/3286/Community-Preservation-Committee)

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In November 2020, the voters of Framingham adopted the Community Preservation Act (CPA). The Act establishes a dedicated funding source to enable cities and towns to: (1) acquire open space, which includes land for park and recreational uses, (2) acquire and restore historic buildings and sites, and (3) create affordable housing. The Funding is via: (1) a CPA surcharge of 1%, on the annual property tax; and (2) by annual distribution from the State Community Preservation Trust Fund.

## Available Exemptions and Abatements

1. Property owned and occupied as a domicile by any person who qualifies for low-income housing; or low-or-moderate income senior housing in the City, as defined in Section 2 of MGL Chapter 59.
2. A qualified taxpayer may apply for exemption of the entire CPA surcharge, who is; (1) 60 or older as of January 1, and, (2) who has a household annual income that is no more than the area-wide median income determined annually by the U.S. Department of Housing and Urban Development.
3. A taxpayer receiving a regular property tax abatement or exemption will also receive a pro rata reduction in surcharge.
4. \$100,000 of the value of each taxable parcel of residential real property, commercial property (class three), and industrial property (class four) as defined in MGL section 2A of said chapter 59.

Applications for Exemptions (State Tax Form CP-4) are available at the Assessor's Office or on the Assessor's webpage <https://www.framinghamma.gov/101/Assessing-Department-Board-of-Assessors>. For questions, contact the Assessor's office by email at [assessing@framinghamma.gov](mailto:assessing@framinghamma.gov) or by phone at 508-532-5415.

Example: Residential property surcharge calculation  
*beginning in Fiscal Year 2022 (July 1, 2021)*

<b>Property Assessed Value</b>	<b>\$500,000.00</b>
<i>Real Estate Tax Property Tax Calculation = \$13.74 per \$1,000 = \$13.74 x 500</i>	\$6,870.00
<i>CPA Property Value (after \$100,000 exemption)</i>	\$400,000.00
<i>CPA 1% Surcharge Calculation = \$13.74 x 400 x 1%</i>	\$54.96
<b>Total Tax</b>	<b>\$6,924.96</b>

The full amount of the yearly CPA surcharge for FY2022, which in the above example is \$54.96, will be divided between the 3<sup>rd</sup> (February 2022) and 4<sup>th</sup> (May 2022) quarter tax bills. The surcharge will be billed quarterly thereafter, beginning with FY2023, the first bill being the August 2022 tax bill.

The Community Preservation Committee (CPC) is creating an application process for the proposal submissions which will be reviewed by the Committee. Recommendations are then made to the City Council – the approving body. The CPC will hold a Public Forum seeking input on potential projects in 2022. Details and updates are available on the CPC website: <https://www.framinghamma.gov/3286/Community-Preservation-Committee>.