

A petition relative to the establishment of a means tested senior citizen
property tax exemption for Natick.

SECTION 1: As used in this petition , the following words shall have the following meanings:

“Parcel”, a unit of real property as defined by the assessors of Natick under the deed for the property, including a condominium unit

“Income”, taxpayer’s total income for the purposes of the circuit breaker income tax credit, as defined in paragraph (1) of subsection (k) of section 6 of chapter 62.

SECTION 2: With respect to each qualifying parcel of real property classified as Class one, residential there shall be an exemption from the property tax equal to the real estate tax payment, as defined in paragraph (1) of subsection (k) of section 6 of chapter 62, that would otherwise be assessed without this exemption less the sum of: (i) 10 per cent of income; (ii) any other property tax exemptions received from Natick; and (iii) the circuit breaker income tax credit under subsection (k) of section 6 of chapter 62 the applicant was eligible to receive in the year prior to the application being filed. The maximum amount of the exemption shall be no greater than the maximum amount of the circuit breaker tax credit in the year prior to the application being filed, currently \$1,150. In the first year of the exemption, the maximum

exemption shall be \$1,150. After the first year of such exemption, the maximum amount of the exemption shall be set annually by the Select Board.

SECTION 3: The board of assessors may deny an application for an exemption pursuant to this section if they find the applicant has excessive assets that place them outside of the intended recipients of the senior exemption described by section 4.

SECTION 4: Real property shall qualify for the exemption under section 2 if all of the following criteria are met:

(a) the real property is owned and occupied by a person whose prior year's income did not exceed \$40,000 for a single taxpayer or \$60,000 for a head of household or married couple. After the first year of such exemption, the prior year's income limits shall be set annually by the Select Board;

(b) the real property is owned by a single applicant age 65 or older at the close of the previous year or jointly by persons either of whom is age 65 or above at the close of the previous year and if the joint applicant is 60 years of age or older;

(c) the real property is owned and occupied by the applicant or joint applicants as their domicile;

(d) the applicant or at least 1 of the joint applicants has been domiciled in Natick for at least 10 consecutive years before filing an application for the exemption;

(e) the maximum assessed value of the domicile does not exceed the lesser of: (i) the prior year's average assessed value of a single family residence in

Natick plus 10 per cent; and (ii) the valuation limit established in clause (ii) of paragraph (3) of subsection (k) of section 6 of chapter 62 and adjusted pursuant to paragraph (4) of said subsection (k) of said section 6 of said chapter 62 for the prior year;

(f) the board of assessors has approved the application.

SECTION 5: The exemption under section 2 shall be in addition to any other exemption allowable under the General Laws; provided, however, that there shall be a dollar cap on all the exemptions granted pursuant to section 2 equal to .3 per cent of the fiscal year's total residential property tax levy for Natick, including the levy for any regional high school if not included in Natick's tax levy at some subsequent date, with the total exemption amount granted by this section allocated proportionally within the tax levy on all residential taxpayers. After the first year of such exemption, the total cap on the exemptions granted pursuant to this section shall be set annually by the Select Board within a range of .3 to 1 per cent of the residential property tax levy, including the levy for any regional high school. In the event that benefits to the applicants may be limited because the percentage established annually by the Select Board would otherwise be exceeded, the benefits shall be reduced proportionally as necessary to not exceed the cap. In the event the cap exceeds the need for the exemption, the total cap on the exemptions granted by this section shall be reduced to meet the need.

SECTION 6:

(a) A person who seeks to qualify for the exemption under section 2 shall, before the deadline established by the board of assessors, file an application, on a form to be adopted by the board of assessors, with the supporting documentation of the applicant's income and assets as described in the application. The application shall be filed each year for which the applicant seeks the exemption.

(b) No exemption shall be granted under this petition until the department of revenue certifies a residential tax rate for the applicable tax year where the total exemption amount is raised by a burden shift within the residential tax.

(c) The exemption under this petition shall expire every three years after its acceptance or re-acceptance; provided, however, that Natick may re- accept this section for additional 3-year intervals by a vote of its legislative body.