



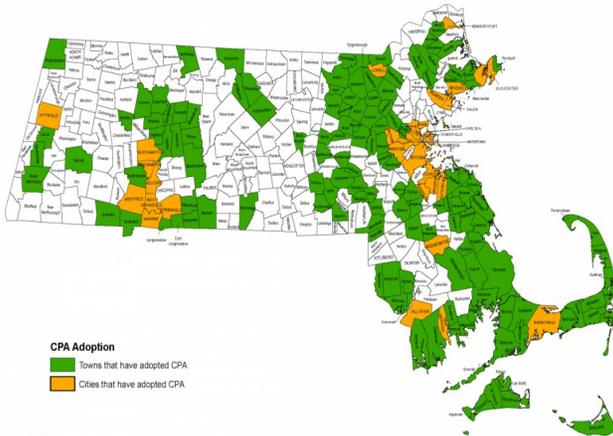
Town of
WHITMAN Massachusetts

Community Preservation Act

The Community Preservation Act, *hereinafter*, CPA, is a Massachusetts state law that passed in 2000 that provides communities that have adopted the Act the ability to raise funds specifically for historic preservation, parks, recreation, playground and athletic field upgrades and restoration, open space preservation and community housing projects. Currently 176 cities and towns have adopted the program. The CPA will Improve our quality of life.

Community Preservation Act Adoption

November 2019



CPA Adoption
■ Towns that have adopted CPA
■ Cities that have adopted CPA

Community Preservation Coalition
 Preserving our past. Building our future.

The Statewide CPA Trust Fund

- The CPA Trust Fund is administered by the Department of Revenue (DOR).
- Funds come from fees charged on documents filed at the Registry of Deeds.
- The match rate is subject to fluctuate depending on the revenues collected for the year, and the number of communities participating in the program.
- All communities that have adopted the CPA and collect the minimum 1% surcharge are guaranteed a disbursement from the CPA Trust Fund.



Locally Raised Revenue

Community preservation funds are raised locally through the imposition of a surcharge ranging from 1%-3% of the property tax. The CPA does not raise the tax rate. A surcharge on the property tax bill is based on Whitman's current tax rate. If Whitman follows the other 176 cities and towns, Whitman stands to raise approximately \$182,000—\$190,000 annually to fund CPA projects relating to historic preservation, parks, recreation, athletic fields, open space preservation and community housing. Whitman would receive an annual match from the state CPA Trust Fund of approximately 13.9%-23.9% for an additional distribution of \$25,298-45,410. This brings the approximate total of CPA funds raised annually for Whitman to approximately \$207,298 - \$235,410.

Based on the FY20 tax figures using \$15.85 per thousand as the residential tax rate.

The formula for calculating the CPA surcharge is very simple. There will be a \$100,000 exemption to each residential property value.

Example: what would a homeowner pay with a 1% CPA surcharge?

Assessed Home Value		\$416,644
<u>With \$100,000 exemption</u>		-\$100,000
Net House Value Surcharged		\$316,644
Municipal Tax Rate (per \$1000)	x	\$15.38
Amount Subject to Surcharge		\$4869
CPA Surcharge Rate	x	1%
Amount paid toward CPA Fund		\$49

This homeowner would pay \$49 into the municipality's Community Preservation fund annually.

The average surcharge will range from \$32.00 to \$79.00 annually. Some surcharges may be higher based on home value assessments.

Annual CPA Surcharge with first \$100,000 of residential property value exempted

	\$200,000	\$300,000	\$400,000	\$500,000
Property Tax	\$3,170	\$4,755	\$6,340	\$7,925
1%	\$32.00	\$47.55	\$63.40	\$79.25

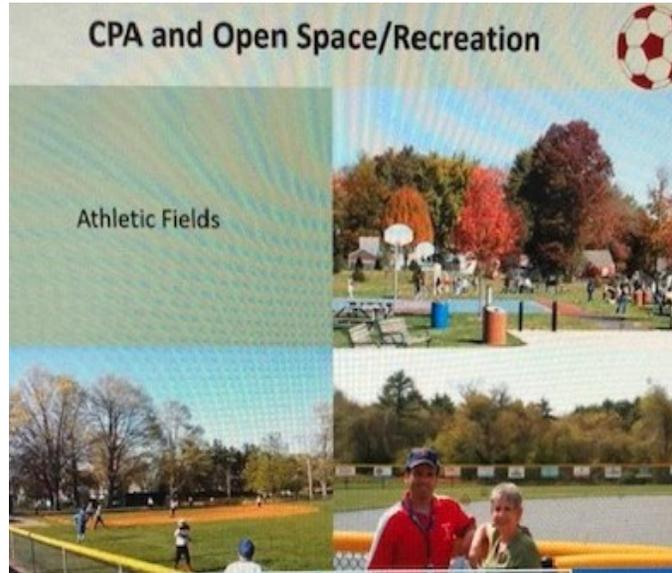
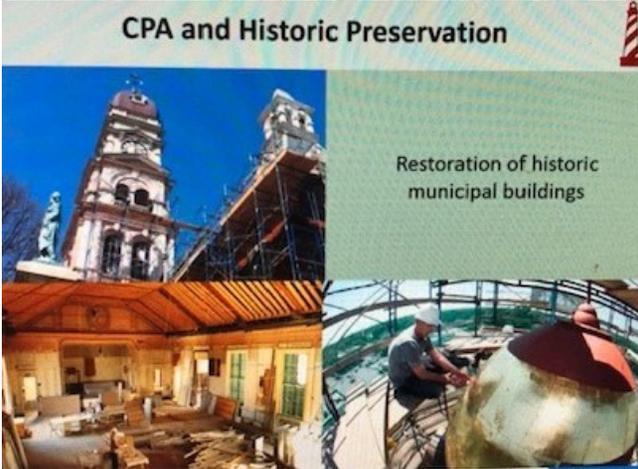
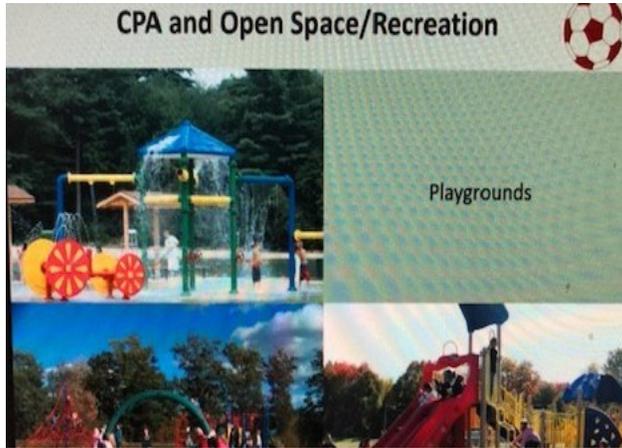
Additional exemptions are available for low income families and low/moderate income seniors





Town of
WHITMAN, Massachusetts

Types of Projects made possible with CPA funds:



Additional information can be found at:
<https://www.communitypreservation.org/>

