



# CITY OF NORTHAMPTON

ASSESSORS OFFICE

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## Community Preservation Act (CPA) EXEMPTION INFORMATION & GUIDELINES

- MUST own and live in the property as of July 1, 2025 for fiscal year 2026.
- Must be 60 years of age as of July 1, 2025 to meet fiscal year 2026, area median income standards for senior applicants.
- Applicants under 60 must meet area low income guidelines as of July 1, 2025.

### WHAT IS INCLUDED IN THE CPA EXEMPTION?

1. A full exemption of the Community Preservation Act surcharge.
2. A full exemption of the water base fee
3. A full exemption of the sewer base fee IF you have city water.
4. 50% exemption of the stormwater fee.

NOTE: 1. If you have deeded the property over, but have kept life tenancy-you can qualify.

2. All people living in the home must list their calendar year 2024 total income.
3. Income limit guidelines for fiscal year 2025 have not been released by the State of Massachusetts as of yet. This page will be updated as soon as they are available.

**Applications for fiscal year 2026 must be turned in on or before April 1, 2025. Applications are to be turned in to the Assessor's Office at 210 Main Street in Northampton. This deadline cannot be extended or waived under Massachusetts state law.**