

TOWN OF WESTON

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BOARD OF ASSESSORS

PROPERTY TAX DEFERRAL CLAUSE 41A FISCAL YEAR 2021 (July 1, 2020 – June 30, 2021)

The real estate property tax deferral program is available to an owner(s) of real estate in the Town of Weston who meet the following requirements of Clause 41A of Section 5 of Chapter 59 of the Massachusetts General Law. For Fiscal Year 2021 a 4% interest rate charge per annum is applied to all deferred taxes.

What are requirements must be met by the applicant to qualify for the tax deferral?

The applicant must have:

Reached the age of 60 or older as of July 1, 2020; and

Owned and occupied (either alone or together with their spouse) the property for at least five (5) years in the Town of Weston as of July 1, 2020; and

A gross income *not exceeding* \$90,650 based on your Federal Tax Return for the Calendar Year 2019.

How long can I defer my real estate taxes?

Taxes may be deferred annually until the real estate taxes, including accrued interest, equal 50% of the then assessed value of the property.

When must the deferred real estate taxes be repaid?

The deferred real estate taxes must be repaid when the property is sold, transferred, or upon the demise of the owner.

When/Where do I file?

Applications must be filed annually with the Board of Assessors' Office at Weston Town Hall from July 1, 2020 until three (3) months of the mailing date of the 3rd Quarter Real Estate Tax Bills for Fiscal Year 2021. For the Fiscal Year 2020, the final day to file will be April 1, 2021.

What rate of interest is applied to deferred real estate taxes?

The Board of Selectmen has set the interest rate for Fiscal Year 2021 at 4% per annum.

If approved by the Board of Assessors for the Real Estate Tax Deferral Program, can I still receive one of the other Personal Exemptions (e.g., Senior, Veterans, Blind, Surviving Spouse) provided I meet the qualifications for one of the Personal Exemptions?

Yes, you may be approved in the Real Estate Tax Deferral Program and also receive the other Personal Exemption provided you meet the qualifications for one of the Personal Exemptions.

If approved by the Board of Assessors for the Real Estate Tax Deferral Program, can I still receive the Community Preservation Act Surcharge Exemption provided I meet the qualifications for the Community Preservation Act Surcharge Exemption?

Yes, you may be approved in the Real Estate Tax Deferral Program and also receive the Community Preservation Act Surcharge Exemption provided you meet the qualifications for one of the Personal Exemptions.

For more information or how to apply:

For further information or to see if you qualify, please contact the Board of Assessors' office at 781-786-5050 or make an appointment with a staff member in the Board of Assessors' office at Weston Town Hall. Office hours are Monday – Friday, 8:30 AM – 5:00 PM.