

TOWN OF MAYNARD FY2026 EXEMPTIONS

EXEMPTION CLAUSE 41C – SENIORS

- An individual must be 65 years or older *or* joint owner with a spouse 65 years or older as of July 1st of the tax year.
- An individual must own and occupy the subject property on July 1st of the tax year, in addition an individual must have been continuously domiciled in Massachusetts for the 10 years before the application and have owned **and** occupied the property or any other property in Massachusetts for 5 years.

Documentation:

Birth Certificate or Driver's License, evidence of ownership, domicile, and occupancy. Federal income tax return from 2024, all bank and other asset information and account statements from December 2024.

FY2026	Income Limits:		Asset Limits:		\$ Amt. Off
	Single	Married	Single	Married	
	\$46,947	\$70,426	\$72,034	\$99,049	\$1,000

Social Security Exclusion from Income:

Single	Married
\$5,979	\$8,970

EXEMPTION CLAUSE 17D – SENIORS/ASSETS ONLY

- As of July 1st of the tax year, a surviving spouse or a minor with a parent deceased who owns and occupies the property as his/her domicile OR a person 70 years or over who has owned and occupied the property as his/her domicile for any 5 years.

Documentation:

Birth Certificate or Driver's License, evidence of ownership, domicile, and occupancy. Bank and other asset account statements from December 2024.

FY2026	Asset Limit: \$82,839	\$ Amt Off: \$394	\$ Amt Off at 100%: \$788
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EXEMPTION CLAUSE 37A – BLIND

Documentation:

- Applicants must submit a current certificate from the Commission for the Blind with each year's application. Evidence of domicile and ownership.

FY2026	\$ Amt Off: \$500	\$ Amt Off at 100%: \$1,000
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COMMUNITY PRESERVATION ACT LOW/MODERATE INCOME EXEMPTION

- Own and occupy property as domicile as of January 1.
- Applicant and each co-owner must have household income for the calendar year before January 1 at or below the limit for that owner's household type and number of persons.
- Household Annual Gross income from all sources:

Includes wages, salaries and bonuses, public and private pensions, retirement income, Social Security, alimony, child support, interest and dividend income, net income from business, public assistance, disability and unemployment insurance, regular contributions/gifts from party outside the household. Includes income of all household members who were 18 or older and not full-time students during calendar year.

Deduct: Dependents Allowance: number dependents on January 1st (not spouse) of \$300.00

Deduct: total out of pocket medical expenses of all household members for the calendar year exceeding 3% of household annual gross income along with health insurance premiums, payments to doctors, hospitals and other health care providers, diagnostic tests, prescription drugs, medical equipment or other expenses not paid or reimbursed by employers, public/private insurers or other third parties.

FY2026 Income Limits (use Calendar Year 2024) as described by HUD for the Town Maynard is as follows:

Median Family Income for a family of four in the Town of Maynard: **\$160,900**

Household Type: Property owned by senior (60 or older)

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
112,630	128,720	144,810	160,900	173,722	186,644	199,516	212,388

Household Type: Property owned by non-senior (under 60)

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
90,104	102,976	115,848	128,720	139,018	149,315	159,613	169,910

Documentation:

2024 Federal Income Tax Returns for all residents, Birth Certificate or Driver Licenses for proof of age, evidence of ownership, domicile and occupancy.

VETERANS: A veteran must have been a Massachusetts domiciliary for at least six consecutive months before entering the service or have lived in Massachusetts for at least 2 consecutive years.

- A qualifying applicant must occupy the property as your domicile and possess sufficient ownership interest in the domicile as of July 1st of the tax year.
- A veteran, or if deceased, the veteran's surviving spouse or parent, must occupy the property as his or her domicile on July 1st of the tax year.

CLAUSE 22 - \$400 (\$800 @100%)

Veterans with a service-connected disability of 10% or more as determined by the Veterans Administration or the branch of service from which separated. Veteran was awarded the Purple Heart. Gold Star parents.

CLAUSE 22E - \$1,000 (\$2,000 @100%)

Veterans with 100% disability in the line of duty.

CLAUSE 22A - \$750.00

Veterans who lost, or had permanent loss of use of, one hand, foot or eye in the line of duty or were awarded Congressional Medal of Honor, Distinguished Service Cross, Navy Cross or Air Force Cross.

CLAUSE 22B - \$1,250

Veterans who lost or had permanent loss of use of, two hands, feet or eyes in the line of duty.

CLAUSE 22C - \$1,500

Veterans with 100% disability in the line of duty and whose domicile is specially adapted housing acquired with assistance from the Veterans Administration.

CLAUSE 22D - \$FULL 1ST FIVE YEARS, UP TO \$2,500 THEREAFTER

Surviving spouses of service members or guardsmen who died from injury or disease due to being in combat zone, or who are missing in action and presumed dead due to combat.

PARAPLEGIC VETERANS – FULL

This exemption is available to veterans who are certified by the Veterans Administration as paraplegic and their surviving spouses.

Documentation:

Evidence of residency, ownership, domicile and occupancy and current year letter of service-connected death or disability with VA Rating prior to July 1 of the fiscal year from the U.S. Department of Veterans Affairs (VA).

VETERAN TAX WORK-OFF PROGRAM FOR FY2026

- Owner of domicile as of July 1 of the tax year.
- For FY2026 the total amount that can be earned toward tax bill is \$1,500 worked at minimum wage per hour.
- Work is subject to availability.

EXEMPTION CLAUSE 41A - TAX DEFERRAL

Unlike an exemption which discharges a tax obligation, Clause 41A permits a senior taxpayer to delay payment of property taxes. A qualified applicant must enter into a written tax deferral and recovery agreement with the assessor who records a statement at the Registry of Deeds to continue the lien that exists on the property by laws to secure payment. Joint owners, remainder men and/or mortgagees must give prior written approval.

- 65 years or older as of July 1st of the tax year
- An applicant must have had a domicile in Massachusetts for ten consecutive years. The applicant must also be domiciled in the property that is the subject of the application.
- An applicant must have owned and occupied the property or other real property in Massachusetts, as a domicile for at least 5 years. The years do not have to be consecutive or at the same location.
- Income cannot exceed \$40,000.
- A person who qualifies may defer payment of all or a portion of the taxes each year provided this amount does not exceed 50% of the value of the property. Interest on the deferred taxes accrues at 2% interest.
- The payment of taxes and accrued interest is due upon the sale of the property or the death of the taxpayer.
- ***Documentation:*** Birth Certificate or Driver's License, evidence of ownership, domicile, and occupancy, federal income tax return from 2024.

SENIOR TAX WORK-OFF PROGRAM

- Age 60 or older as of July 1 of the tax year.
- Owner of domicile as of July 1 of the tax year.
- For FY2026 the total amount that can be earned toward tax bill is \$2,000 worked at minimum wage per hour.
- Work is subject to availability.