

The town of Holliston offers many tax exemptions designed to reduce the property tax burden of qualifying elderly and/or disabled residents. These exemptions include:

Clause 41C \$1000
Elderly - Age 70

To qualify, one must be 70 years of age as of July 1st; one's income cannot exceed \$20,000 (single person) or \$30,000 (married persons); assets cannot exceed \$28,000 (single person) and \$30,000 (married persons); and one must have owned and occupied the real estate for five years.

Income includes all sources, such as wages, Social Security, pensions, interest, dividends, rent, etc. There is a Social Security income exclusion for single persons and married persons. This annually adjusted amount is deducted from overall income to determine eligibility.

Assets include bank accounts, checking accounts, stocks, bonds, mutual funds, saving certificates, boats, real estate, etc. Most primary residences are exempt from the asset qualification.

Clause 17D \$350
Widow, Widower, Person Over 70 or Minor Surviving Child

To qualify, one must fit into one of the above categories as of July 1st; assets may not exceed \$40,000; and one must have owned and occupied the real estate for ten years. There is no income limit for this exemption.

Assets include bank accounts, checking accounts, stocks, bonds, mutual funds, saving certificates, motor vehicles, boats, real estate, etc. Most primary residences are exempt from the asset qualification.

Clause 22 \$800 - \$3000
Disabled Veterans

There are several exemptions available for veterans with war-related disabilities, veterans with Purple Hearts, Congressional Medal of Honor, Distinguished Service Cross, Navy Cross or Air Cross, and for surviving spouses of qualifying veterans.

Clause 37 \$875
Blind

To qualify, one must have a certificate from the MA Commission of the Blind as of July 1st, and for each July 1st in which an application is filed.

Clause 41A Varies
Tax Deferral

To qualify, one must be 65 years of age as of July 1st and must occupy the residence.

This exemption allows a qualifying resident to defer a portion or all of their annual real estate taxes until the owner(s) chooses to sell the property, or until the owner(s) dies and the estate is settled.

If a resident qualifies for this exemption then:

1. The Town of Holliston places a lien on the property. This lien allows the town to collect the deferred taxes, plus interest, at the time of sale of the property.
2. If a mortgage or other lien is held on the property, the other lien holder must sign off on the deferral to allow the Town of Holliston to collect the deferred taxes plus interest before the other liens or mortgages are paid.

3. Interest accrues on the deferred taxes at an annual rate of 6%.
4. The owner is able to choose each year whether or not to defer any or all property taxes, up to a total deferred amount equal to 50% of the assessed property value.

Clause 18 Varies
Hardship

To qualify, one must meet the requirements of age, disability and financial hardship as determined by the Board of Assessors. The amount of the exemption varies on a case-by-case basis.

Chapter 44B \$60 - \$120
Community Preservation Act

To qualify, one must meet the requirements of age, household size and income as established in the Community Preservation Act. Qualified applicants receive a full abatement of their CPA real estate tax surcharge, which currently equates to about \$60 - \$120

Chapter 60, 3D
Elderly & Disabled Taxation Fund Varies To
qualify, one must be elderly or disabled with a low income as determined by the ***Elderly and Disabled Taxation Fund Committee***.

Applicants with a fixed income of less than \$20,000 and/or assets of less than \$200,000 are given priority. The amount of exemption varies on a case by case basis. These applications are filed with the Treasurer/Collector's office.

If you believe that you may qualify for one of these exemptions, or if you have any questions, please contact the Assessing Department by phone at 508-429-0604.

The Assessing Department can answer any of your questions, can provide you with the appropriate application form, and provide you with any additional documentation that is required to qualify for a specific exemption.

The application deadline for all exemptions is April 1, 2024. The Board will accept applications as early as August 1, 2023 prior to the December 31st tax bill.

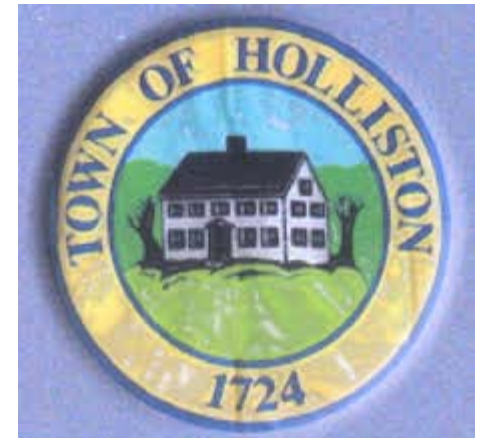
If an application is eligible and received in November we may be able to apply the exemption to the third quarter tax bill (usually issued by December 31st).

Exemption applications are private and confidential, and not subject to public record.

ASSESSING DEPARTMENT

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Do You Qualify To Lower Your Property Taxes?



Property Tax Exemption Helper FY2024

Supporting Documentation requirements for each Exemption Application Type

Clause 22 Veteran Exemption

1. If you have 100% Service related disability, if you are a first time applicant with a Service Related Disability of greater than 10%, or if your disability percentage has changed, you are required to provide a copy of your current Benefit letter from the US Department of Veterans Affairs (VA) in order for us to process your application.

Clause 37 Exemption for the Blind

1. Certificate from the MA Commission of the Blind as of July 1st for current applying year.

Chapter 44B Community Preservation Act (CPA) surcharge Exemption.

1. A copy of each applicant's IRS Income Statement (first 2 pages of Form 1040) from the previous year is required. If you did not file a tax return for the previous year, a signed Affidavit must be submitted with your application instead. You may print an Affidavit at <https://www.townofholliston.us/assessor-s-office/pages/online-forms> or call the Assessors Office at (508) 429-0604.

2. Please provide documentation of the Out of Pocket Medical Expenses indicated in Section D on the application.

Clause 41C & 17D Senior/Elderly Exemption

A copy of each applicant's IRS Income Statement (first 2 pages of Form 1040) from the previous year is required. If you did not file a tax return for the previous year, a signed Affidavit must be submitted with your application instead. You may print an Affidavit at <https://www.townofholliston.us/assessor-s-office/pages/online-forms> or call the Assessors Office at (508) 429-0604.

Clause 41A Tax Deferral

1. A copy of each applicant's IRS Income Statement (first 2 pages of Form 1040) from the previous year is required. If you did not file a tax return for the previous year, a signed Affidavit must be submitted with your application instead. You may print an Affidavit at <https://www.townofholliston.us/assessor-s-office/pages/online-forms> or call the Assessors Office at (508) 429-0604.

Clause 18 Hardship Exemption

1. A current Doctor's note outlining your disabilities
2. A copy of each applicant's IRS Income Statement (first 2 pages of Form 1040) from the previous year is required. If you

did not file a tax return for the previous year, a signed Affidavit must be submitted with your application instead. You may print an Affidavit at <https://www.townofholliston.us/assessor-s-office/pages/online-forms> or call the Assessors Office at (508) 429-0604.

3. List of your Assets. Assets include bank accounts (approximate balances) of checking and savings. Stocks, bonds, mutual funds, saving certificates, automobiles and any other real estate you may own.
4. List of your total Household income. Income includes all sources, such as wages, Social Security, pensions, interest and dividends of all household members.
5. List of the monthly expenses of all household members. Such as mortgage payment (please provide a statement), food bills, medical and other insurance costs, utilities (gas, electric heating, fuel, telephone, water bills). Any debts such as car loans, credit card payments, car and homeowners insurance. And any other monthly expense you may have, such as out of pocket medical expenses.

***For all exemptions:** If your home (domicile) is held in a trust, you must provide this office a copy of the Trust Instrument in order to process your application. If you have provided this information in previous years or are unsure if your property is held in trust, please feel free to contact our office and we will gladly assist you.