



TRURO ASSESSORS OFFICE

PO Box 2012 Truro, MA 02666

Phone: 508-349-7004, x117

May 2025

RESIDENTIAL EXEMPTION FISCAL YEAR 2026-Introduction

In Fiscal Year 2025 the Select Board voted to accept the Residential Exemption for the Town of Truro. During the Annual Classification hearing for FY26 (Aug/Sept 2025) the Select Board will vote whether the Town of Truro will continue the Residential Exemption. The Select Board approved a **35%** exemption factor in FY25. This is 35% of the Average Residential Parcel Value (ARPV) for the fiscal year (FY25 ARPV was \$1,094,373 & exemption was \$383,031). As an example, each qualified property would receive the same dollar amount of exemption value, regardless of the property value.

Property 'A' WITH Residential Exemption		Property 'A' WITHOUT Residential Exemption	
Assessed value of	\$1,000,000	Assessed value of	\$1,000,000
Residential exemption	(\$383,031)	Residential exemption	(\$0)
Taxable Valuation of	\$616,969	Taxable Valuation of	\$1,000,000
Tax rate per thousand of	\$6.18	Tax rate per thousand of	\$6.18
Property Tax =	\$3,813	Property Tax =	\$6,180

This means that a qualifying property in any one year will have that year's exemption amount subtracted from the total taxable value of the property before the tax is calculated. This exemption is valid for one fiscal year only and must be voted on each fiscal year by the Select Board, both to accept the exemption and to select the designated percentage of exemption.

While the Select Board votes on it, it is the job of the Assessors to implement the exemption for those owners who maintain their primary domicile in the Town of Truro. **You DO NOT need to reapply annually for the Residential Exemption.** Should this exemption again be adopted, the application and information received previously will be referenced to renew the exemption for FY26. The Assessors will then internally review applications from last year to ensure those that received the exemption in FY25 will remain qualified for FY26. Should we have questions we will reach out to the Taxpayer via telephone or mail. All NEW applicants for the Residential Exemption must provide the information requested. Please see the **Truro Residential Exemption Requirements document (page 2 of this document)** for the required documentation.

To receive this exemption for FY 2026, the Truro property address must be the primary domicile for income tax purposes of the owner(s)/Trustee(s) **as of the assessment date of 1/1/2025 (6 months prior to the beginning of the Fiscal Year).** **A Domicile is a legally defined term, while you can have multiple residences, you can only have one domicile.** Your domicile is normally your principal residence, the residence in which the taxpayer lives; that is, the owner's fixed place of habitation, permanent home, or legal residence. If the property is owned jointly, all owners must qualify for the exemption, meaning all must claim Truro as their domicile. The burden of proof is on the taxpayer to prove that Truro is their domicile. Please see the **Residential Exemption Requirements document (over)** for a list of the required supporting documentation.

Owners have until April 1, 2026, to apply for the exemption, however **we ask that NEW completed applications and documentation be submitted to the Assessors Office by Aug 31, 2025, to ensure this exemption is reflected on your October first half real estate tax bill if it accepted for the Fiscal Year.** Otherwise any approved applications will be reflected on the Spring Tax Bill.

Qualifying for the residential exemption does **not** disqualify taxpayers from receiving other exemptions, such as the Senior or Veterans exemption.

Please contact the Assessors Office for any further information.



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PO Box 2012 Truro, MA 02666
Phone: 508-349-7004, 117 Fax: 508-349-5505

RESIDENTIAL EXEMPTION REQUIREMENTS

(Massachusetts General Laws, Chapter 59 § 5c)

FISCAL YEAR 2026

ELIGIBILITY REQUIREMENTS: For fiscal year 2026, taxpayers that owned residential property in Truro which was their primary domicile for income tax purposes on January 1, 2025 (6 months prior to the beginning of the Fiscal Year), and have met the required documentation, may apply for a residential exemption. **A Domicile is a legally defined term, while you can have multiple residences, you can only have one domicile.** Your domicile is normally your principal residence, the residence in which the taxpayer lives; that is, the owner's fixed place of habitation, permanent home, or legal residence. The Board of Assessors must be convinced that the taxpayer was domiciled as of the assessment date of January 1, 2025 for the Fiscal Year, at the address for which the residential exemption is being claimed and have met the required documentation. Although it is the Select Board who decides whether Truro will have the exemption each year, it is the Board of Assessors' responsibility to administer it. If the property is owned jointly, all owners must qualify for the exemption, meaning all must claim Truro as their domicile.

FILING DATES: Applications with required documentation are accepted between **July 1, 2025 and April 1st, 2026.**

HOW TO APPLY: Complete and submit an Application for Residential Exemption (State Tax Form 128-5C) This form is available in the Assessors Office at Truro Town Hall, 24 Town Hall Road, or on the Town website at www.truro-ma.gov. The Assessors office is open Tuesday-Friday, 8 am-4 pm, and available by phone and email on Mondays. **The application must be received between July 1 and on or before April 1st of the Fiscal Year.**

NOTE: The burden of proof is on the taxpayer regarding establishment of primary domicile. All documents related to the application must be in the Assessors Office by the legal deadline; or by law, the Board of Assessors must deny the exemption application.

REQUIRED DOCUMENTATION:

- **NOTE:** All Owners of the Property must apply for the Exemption.
- Signed Copies of owners Filed 2024 Federal Income Tax Return **Form 1040** (Pages 1&2) and 2024 Massachusetts Tax Return **Form 1** (Pages 1&2). **Please redact social security numbers & income data**
- Massachusetts Driver's License(s) of all owner(s) showing Truro street residence as of 1/1/2025.
- Registration (as of 1/1/2025) of all vehicle(s) garaged at Truro street residence.
- Proof of 2025 Motor Vehicle Excise Tax paid to Town of Truro.
- All Owner(s) must sign the Application Form.
- Owner(s) must be listed as a resident(s) on the Town Clerk's Census/Street listing and Voting List as of 1/1/2025. *This is required, but the owner does not have to provide documentation.*

If the property is owned by a TRUST, the owners must provide a copy of the recorded Trust (recorded with the Barnstable County Registry of Deeds), and a statement listing the Beneficiaries. The applicant's documents must demonstrate that the owners(s) is/are trustees of the trust as well as maintain a beneficial interest in the Trust.