

RESIDENTIAL EXEMPTION
(Massachusetts General Laws, Chapter 59 § 5c)
FISCAL YEAR 2020

PURPOSE: The purpose of the residential exemption is to reduce property taxes for year-round residents.

DEFINITION: The residential exemption is a dollar amount of value that is exempt from taxation. It requires an annual vote of the Board of Selectmen after a public hearing.

EXAMPLE: If the residential exemption were \$30,000, a home with an assessed value of \$150,000 would be taxed on \$120,000 of value. This exemption value, when multiplied by the residential tax rate, represents the dollar amount of the exemption.

ELIGIBILITY REQUIREMENTS: For fiscal year 2020, a taxpayer that owns residential property in Truro which was their primary residence on January 1, 2019 may apply for a residential exemption.

A primary residence is one in which the taxpayer lives and which is used as a permanent, year-round home and legal domicile. The Board of Assessors must be convinced that the taxpayer was domiciled as of January 1, 2019, at the address for which the residential exemption is being claimed. Although it is the Selectmen who decide whether or not Truro will have the exemption each year, it is the Board of Assessors' responsibility to administer it.

FILING DATES: Property owners who believe they may be entitled to the exemption must file an application with required documentation with the Assessors' Office **on or before April 1st, 2020.**

HOW TO APPLY: Complete and submit an Application for Residential Exemption (State Tax Form 128-5C) **on or before April 1st.** 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 Monday-Friday, 8 am-4 pm.

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:

- Signed copies of 2018 Federal Income Tax Return **Form 1040** (first 2 pages) and 2018 Massachusetts (full-year resident) Tax Return **Form 1** (first 2 pages). (NOTE: You may redact social security numbers & income data.)
- Massachusetts Driver's License of the applicant showing Truro street residence as of 1/1/19.
- Registration (as of 1/1/19) of at least one vehicle garaged at Truro street residence.
- Proof of 2019 Motor Vehicle Excise Tax paid to Town of Truro.
- Copy of fiscal year 2019 Real Estate tax bill.
- Must be listed as a resident on the Town Clerk's census/street listing as of 1/1/19.
This is required, but applicant does not have to provide documentation.

If the property is owned by a **TRUST**, the applicant 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 applicant(s) is/are trustees of the trust as well as maintain a beneficial interest in the Trust.
