

Household Size	Annual Income Limit for the CPA exemption	
	Senior Household Type: Property Owned by Senior (60+)	Non-Senior Household Type: Property Owned by Non-Senior (<60)
1	\$104,230	\$83,384
2	\$119,120	\$95,296
3	\$134,010	\$107,208
4	\$148,900	\$119,120
5	\$160,812	\$128,650
6	\$172,724	\$138,179
7	\$184,636	\$147,709
8	\$196,548	\$157,238

These income limits are adjusted for household size and are based on the 2024 area median income published by HUD (\$148,900)

### **Exemption Eligibility Requirements:**

- **The Low/Moderate Income Exemption applies only to Residential property.**
- **Exempt status is determined as of January 1.** All ownership, occupancy, age, or age must be met as of that date.
- **Applicant must own and occupy the property as of January 1.** Applicant may be: (1) sole owner, (2) co-owner, (3) life tenant or (4) trustee with sufficient beneficial interest in property under terms of trust. All co-owners do not have to occupy the property; however, each co-owner must meet the Annual Household Income standard. For property subject to a trust, each co-trustee must also meet income standard.
- **Applicant must provide proof of age to determine whether: 1) 60 years old or older (Senior Household Type), or 2) under 60 (Non-Senior Household type).**
- **Applicant must provide proof of Annual Household Gross Income from all household members who are 18 or older and not full time students for the previous calendar year.**
- **Applicant must provide proof of number of dependents.**

### **Determination of Eligibility of Applicant's (Net) Annual Household Income:**

- 1. Determine Annual Household Gross Income from all sources (including all household members who are 18 or older and not full time students during the previous calendar year).**
  - 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 of the household.
- 2. Deduct allowance for Dependents.**
  - Number of dependents on January 1 (not including spouse) x \$300 (Established by the State Department of Housing and Community Development, 760 Code of Massachusetts Regulations 6.05(4)).
- 3. Deduct (certain) Medical Expenses.**
  - Total out of pocket medical expenses of all household members for the preceding calendar year, (total must exceed 3% of household annual gross income in order to be deducted).
  - Out of pocket medical expenses must be documented and includes: health insurance premiums, payments to doctors, hospitals and other health care providers, diagnostic test, prescription drugs, medical equipment or other expenses not paid or reimbursed by employers, public/private insurers or other third parties.
- 4. Equals Household Annual Income for CPA Exemptions.**
  - The result is the (Net) Annual Household Income to be used for the application for the CPA Low/Moderate Income Exemption. This amount cannot exceed the Annual Limits for Household Type and Size (see chart above).