Fiscal Year 2027
Community Preservation Surcharge Exemption:
Tax Relief for
Moderate Income Seniors
&
Low Income Households

MODERATE INCOME SENIOR CITIZENS:

If you are a Brewster homeowner age 60 or older, you may be eligible for an exemption from your FY2027 Community Preservation Act surcharge if you meet certain basic criteria:

- Applicant must own and occupy the property (domiciled) as of January 1, 2026.
- At least one owner of the property must be 60 years of age or older as of January 1, 2026.
- You must apply ***each year*** to the Board of Assessors for this exemption.
- The applicant's annual gross 2025 household income must not exceed the following limits:

Household Size of 1 person:	$86,520
Household Size of 2 persons:	$98,880
Household Size of 3 persons:	$111,240
Household Size of 4 persons:	$123,600
Household Size of 5 persons:	$133,488

IMPORTANT NOTE: The decision on whether you qualify for the exemption is based solely on your annual household income; assets are not considered. You will be asked to verify your income by providing a copy of your 2025 tax return and other documents which reflect the gross income for all members of the household.

The Brewster Council on Aging can assist you if you are at least 65 and qualify for other Low Income Senior Real Estate Tax Exemptions. These additional real estate exemptions require an asset review in addition to income verification. Please contact the Council on Aging office at (508) 896-2737.

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LOW INCOME (Non-Senior) HOUSEHOLDS:

Homeowners under the age of 60 may also qualify for a CPA exemption if your annual gross 2025 household income does not exceed the following limits:

Household Size of 1 person:	$69,216
Household Size of 2 persons:	$79,104
Household Size of 3 persons:	$88,992
Household Size of 4 persons:	$98,880
Household Size of 5 persons:	$106,790

HELP IS AVAILABLE TO COMPLETE YOUR APPLICATION!
To receive details on the complete set of criteria for the exemption, and to receive an application, contact the Brewster Assessors Office at (508) 896-3701 ext. 1237. The office is located at Town Hall, 2198 Main Street, Brewster, MA 02631, and is open Monday through Thursday from 8:30am to 4:00pm.

Fiscal Year 2027 applications will be accepted from July 1, 2026 through April 1, 2027.

Additional income limits for larger households, as well as full exemption criteria, are available from the Brewster Assessor's Office.
You must submit a copy of your Federal or State Income Tax forms for income verification.**

****Certain documents may be substituted in special circumstances upon approval of the Board of Assessors.**

For more information for this, and other Real Estate Exemptions, please visit the Assessors Department on the Town of Brewster's website.