

Sunderland Community Preservation Program

Frequently Asked Questions

Question	Answer														
What projects are eligible for CPA funding?	Please see https://www.communitypreservation.org/allowable-uses .														
How much do I pay for CPA?	<p>Sunderland residential and commercial property owners pay a 3% surcharge on their real estate taxes after the first \$100,000 of property value.</p> <p>For example, if the assessed value of your home is \$300,000, in FY18 your CPA surcharge will be computed as follows:</p> <table><tr><td>Assessed Value</td><td>\$300,000.00</td></tr><tr><td>Exemption</td><td><u>-\$100,000.00</u></td></tr><tr><td>CPA Assessed Value</td><td>\$200,000.00</td></tr><tr><td>FY18 Real Estate Tax Rate</td><td><u>x 1.5%</u></td></tr><tr><td>Tax After Exemption</td><td>\$3000.00</td></tr><tr><td>3% CPA Rate</td><td><u>x 3.0%</u></td></tr><tr><td>FY18 CPA Surcharge</td><td>\$90.00</td></tr></table>	Assessed Value	\$300,000.00	Exemption	<u>-\$100,000.00</u>	CPA Assessed Value	\$200,000.00	FY18 Real Estate Tax Rate	<u>x 1.5%</u>	Tax After Exemption	\$3000.00	3% CPA Rate	<u>x 3.0%</u>	FY18 CPA Surcharge	\$90.00
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Where can I find the CPA surcharge on my tax bill?	You will find the CPA surcharge on the 6 th line from the top of your tax bill. Under the label "Code," you should see "CP-CMPRACT" followed by the amount of your surcharge.														
Can I get exempted from the CPA surcharge?	<p>Yes, some senior and low-income property owners can apply for an exemption. Please contact the Sunderland Assessors' Office at 413-665-1441, extension 5, to find out whether you are eligible for an exemption and how to apply.</p> <p>Learn more about exemptions at https://www.communitypreservation.org/exemptions.</p>														
How much is the state match?	The state match is determined every year depending on state budget status and other factors, including the level of our surcharge. Because we adopted the maximum 3% surcharge, so far Sunderland has received a 100% match every year. (That means we have gotten all our approved projects at 50 cents on the dollar!) We anticipate that the														

	match may decrease now that large cities like Boston have joined the program.
How and when did CPA start in Sunderland?	The CPA was approved in Sunderland as a ballot question on the November 2, 2010 election. The CPA real estate tax surcharge first appeared on the Town's Fiscal 2012 real estate bills. Our first three projects were approved at the 2012 Annual Town Meeting.
What projects have been funded in Sunderland to date?	Please see https://www.townofsunderland.us/sites/sunderlandma/files/uploads/sunderland_cpa_fund_status_and_project_history_2018.pdf .
What is the current balance of the Sunderland CPA Fund?	Please see https://www.townofsunderland.us/sites/sunderlandma/files/uploads/sunderland_cpa_fund_status_and_project_history_2018.pdf .
Who can participate in the process of developing and evaluating projects?	Everyone is invited and encouraged to participate. CPA success in Sunderland will come from active and broad resident involvement. CPC members welcome you to call us, email us at cpc@townofsunderland.us , talk to us around town, or join in on our meetings.
How can the Sunderland CPA surcharge be reduced or eliminated?	The percentage rate of our surcharge can be changed by Town meeting vote. The CPA program can be revoked by Town Meeting vote and referendum.
More questions about CPA?	Learn more about the statewide program at http://www.communitypreservation.org/ . Email the Sunderland CPC at cpc@townofsunderland.us .