



Provincetown Residential Exemption – Application and Requirements

As part of the Fiscal Year 2025 Tax Rate setting process, the Provincetown Select Board will vote on whether to adopt a Residential Exemption as they did last year. This exemption will adjust the taxes of qualified, domiciled residents of Provincetown. The exemption is revenue neutral; no additional revenue is raised by this action.

To receive this exemption for FY 2025, your domicile must be Provincetown as of **January 1, 2024**. 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, both owners must qualify for the exemption, meaning both must claim Provincetown as their domicile.

This exemption is not automatic, you must complete the application to receive the Residential Exemption. Please complete the enclosed application and supply the required verification, so that you can receive the exemption.

If qualified under the exemption, a property's taxable value, **before** the tax rate is applied, will be lowered by a fixed amount. Last year, the amount was \$372,166. Here is an example of how the exemption worked last year:

Property A with residential exemption		Property A no residential exemption	
Assessed value of	\$1,000,000	Assessed value of	\$1,000,000
Residential exemption of	(\$372,166)	Residential exemption of	(\$0)
Taxable Valuation of	\$627,834	Taxable Valuation of	\$1,000,000
Tax rate per thousand of	<u>\$5.58</u>	Tax rate per thousand of	<u>\$5.58</u>
Property Tax =	\$3,503.31	Property Tax =	\$5,580.00

In addition to a completed, signed application form you must include a copy of the first page of your **2023 Federal and State income tax filings**. **Please understand there can be no exceptions, except as otherwise provided below to ensure everyone is treated fairly and equally.** Any financial information included can and should be blacked out. All that is required is that the tax form shows the real estate address from which the tax returns were mailed. If you use a post office box as your primary mailing address, you must submit the tax return page showing the PO Box, along with two additional pieces of supporting documentation – a copy of both sides of your driver's license and a December 2023 utility bill showing Provincetown as the mailing address. If no tax return was filed for 2023, the Board of Assessors will need a written explanation as to why and will require three additional pieces of supporting documentation as determined by the Board of Assessors. Properties in a Trust must provide a copy of recorded Trust or Trustee's certificate and Schedule of Beneficiaries.

Qualified residents will be notified and will see the exemption applied to the fall 2024 tax bill only if they return the application complete with required back-up to the Assessor's office either by mail, E mail, or hand delivery, by August 15, 2024.

Qualifying applications received **after** that date will be handled as a standard exemption with the 1st half bill (October 2024) tax amount required up front and any adjustment due will be applied to the 2nd half tax bill.

If you have any questions, please call the Assessors' office at 508-487-7017 or email sfahle@provincetown-ma.gov.

FISCAL YEAR 2025
RESIDENTIAL EXEMPTION
THE COMMONWEALTH OF MASSACHUSETTS
PROVINCETOWN

All information on this form must be completed in full and required documentation must be attached in order the application to be considered complete. Under statute, the application for residential exemption must be filed no later than April 1, 2025, or 3 months after the date the actual tax bill is issued, whichever is later. HOWEVER, FOR THE EXEMPTION TO BE APPLIED TO THE Fall 2024 TAX BILL, THE COMPLETED APPLICATION ALONG WITH ANY REQUIRED BACKUP MUST BE RECEIVED BY AUGUST 15, 2024.

The undersigned being aggrieved by the failure to receive a residential exemption on real estate situated at

_____ for fiscal year 2025 hereby applies for such an exemption.

 Number Street

STATEMENT OF FACTS

- 1) Name(s) of record owner(s) _____
- 2) Name of Applicant(s) _____
- 3) Date Property Acquired _____
- 4) Was parcel *owned and occupied* by you as your *principal residence* as of January 1, 2024? YES _____ NO _____

NOTE: If no, then you do not qualify for the exemption.

5) **Attach a copy of the front page of your 2023 Federal and State Income Tax Return showing the above parcel address.**

- If return shows a PO Box, attach a copy of tax returns & a copy of both sides of current driver's license and a copy of either a December 2023 utility bill or 2023 water bill showing owner's name with Provincetown address.
- If you weren't required to file a tax return in 2023, submit a short-written explanation why and include any pertinent documentation such a SSI return, a copy of both sides of a current driver's license, a copy of a December 2023 utility bill and a 2023 water bill showing owner's name with Provincetown address.
- Properties in a Trust must provide a copy of recorded Trust or Trustee's certificate stating you are a Trustee and have a beneficial interest in the Trust and / or include a Schedule of Beneficiaries.

6) List the location and type of **any other residential real estate** owned by you: _____

7) Have you received or applied for **any other residential exemption and/or homestead exemption** in any other state, city or town in this fiscal year (7/1/24 to 6/30/25)? ☐ NO ☐ YES If yes, what city/state? _____

Signing this form under the penalties of perjury has the legal effect of swearing under oath to the truthfulness of the information contained herein. All items on this form must be completed as indicated. In addition to other sanctions provided by law, intentional misrepresentation of facts in this application may result in cancellation of this exemption and the subsequent issuance of an omitted bill for the exempted value involved for the current fiscal year.

9) Signature of Applicant: _____

10) Mailing Address (if different than property location): _____

Email Address: _____ Phone Number: _____

KEY# _____ (Assessor's Use)

ASSESSOR'S USE ONLY

GRANTED: _____

DENIED: _____

NO ACTION: _____

DATE: _____

CERTIFICATE #: _____

AMOUNT ABATED: _____