



Expanded Provincetown Residential Exemption – Requirements and Application

Exemption for taxpayers renting year-round to Provincetown Residents

In February 2018, the Provincetown Residential Exemption was expanded to include: “a residential parcel occupied by a resident of the Town of Provincetown, other than the taxpayer, occupied on a year-round basis and used as his or her principal residence for income tax purposes.” This exemption will adjust the taxes of owners who rent on a year -round basis to residents of Provincetown who use the rental as their principal residence for income tax purposes.

The Select Board must vote to adopt a Residential Exemption as part of the Tax Rate setting process. Acceptance by the Select Board enables both versions of the Exemption. The exemption is revenue neutral; no additional revenue is raised by this action.

To qualify under the expanded version of the exemption for FY 2020, the applicant must provide either

1. a current Rental Certificate, a signed (landlord and tenant) year-round lease beginning on or before **January 1, 2019** **and** a copy of the first page of your renters **2018 Federal 1040 and State income tax Form 1 filings listing Provincetown as the mailing address**. Inclusion of the tax forms is for residency verification only. All financial information can and should be redacted. **OR:**
2. a current Rental Certificate, a signed (landlord and tenant) year-round lease beginning or before **January 1, 2018** **and** a copy of your tenant’s Driver’s License listing the rental property address. Additionally your tenant must satisfy **two** of the following: a year round parking permit; be registered to vote in Provincetown; be on the Town Census or provide a copy of a December 2018 Utility bill in the tenant’s name for the rental address.

As with a traditional Residential Exemption, if you qualify under the Expanded Residential Exemption, a property's taxable value will be lowered by a fixed amount, **before** the tax rate is applied. For FY 2020, the amount was \$172,413. Here is an example of how the exemption works:

Property A with residential exemption		Property A no residential exemption	
Assessed value of	\$500,000	Assessed value of	\$500,000
Residential exemption of	(\$172,413)	Residential exemption of	(\$0)
Taxable Valuation of	\$327,587	Taxable Valuation of	\$500,000
Tax rate per thousand of	___\$6.62	Tax rate per thousand of	___\$6.62
Property Tax =	\$2,168.63	Property Tax =	\$3,310.00

In addition to a completed, signed application form you must include the required supporting documentation as listed above. **Please understand there can be no exceptions, except as otherwise provided below to ensure everyone is treated fairly and equally.** If you use your tenant’s tax returns as supporting documentation and they use a post office box as their primary mailing address, you must submit the tax return page showing the PO Box, along with a copy of both sides of their driver’s license. **This exemption is not automatic; you must complete the application in order to receive the expanded Residential Exemption. Please complete the enclosed application and supply the required verification in order to receive the exemption.**

The fall 2019 tax bill should be paid as assessed. Qualifying applications will be handled as a standard exemption. Qualifying applications will have their adjustment applied to the Spring 2020 Tax Bill.

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

FISCAL YEAR 2020
EXPANDED 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, 2020 or 3 months after the date the actual tax bill is issued, whichever is later.

The undersigned being aggrieved by the failure to receive a residential exemption on real estate situated at _____ for fiscal year 2020 hereby applies for such an exemption.
Number Street

STATEMENT OF FACTS

- 1) Name(s) of record owner/taxpayers(s)
2) Name of Resident/Renter(s)
3) Date Property Acquired
4) Was the parcel owned by you and was a year round rental agreement in place as of January 1, 2019? YES NO

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

3. 5) Please provide the required verification documentation: a current Rental Certificate, a signed (landlord and tenant) year-round lease beginning on or before January 1, 2019 and a copy of the first page of your renters 2018 Federal 1040 and State income tax Form 1 filings listing the above parcel as the mailing address. Inclusion of the tax forms is for residency verification only. All financial information can and should be redacted. OR: a current Rental Certificate, a signed (landlord and tenant) year-round lease beginning on or before January 1, 2019 and a copy of your tenant's Driver's License listing the rental property address. Additionally your tenant must have two of the following: a year round parking permit; be registered to vote in Provincetown; be on the Town Census or provide a copy of a December 2018 Utility bill in the tenant's name for the rental address.

If the tax return shows a PO Box, please provide a copy of both sides of current driver's license along with the above verification information.

PLEASE READ THE FOLLOWING INFORMATION CAREFULLY!

- You must file your Expanded Residential Exemption application each year as we need to verify the lease and rental certificate information each year.
Failure to do so will result in loss of the exemption.

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 disqualification of this exemption and the subsequent issuance of an omitted bill for the exempted value involved for the current fiscal year. Verification of the truthfulness of the information contained herein may include visitation of the rental property and include an interview with the renters.

9) Signature of Applicant:
10) Mailing Address):

Email Address: Phone Number:

ASSESSOR'S USE ONLY

GRANTED: _____

DENIED: _____

NO ACTION: _____

DATE: _____

CERTIFICATE #: _____

AMOUNT ABATED: _____