Financial Help for Homeowners in the Little Pond Sewer Service Area

August 21, 2014

**Betterments:** The estimated cost of sewering each residential unit in the Little Pond Sewer Service Area is $25,625. Town Meeting approved the Town paying 30% of this cost, leaving an estimated $17,938 to be paid by the property owner through a betterment assessment.

1. **Special Legislation passed for the Town of Falmouth:** This will allow for betterments to be paid over **30 years** instead of 20 years, at **0% interest**, in **equal amounts** instead of descending amounts, and in **quarterly payments** with the regular tax bill. **This requires a vote of the Board of Selectmen.**

2. **Full deferral of betterment payments:** Under Massachusetts law, homeowners 65 years or older, residing in their domicile with less than $40,000 in annual income (gross receipts) can defer betterment payments until the sale of the house or settlement of their estate. Other criteria also apply. Interest rate on deferred betterments will be determined by vote of the Board of Selectmen. For further information contact your tax advisor and Trish Favulli, Director of Assessing, tfavulli@falmouthmass.us; 508-495-7377.

3. **Property Tax Exemption:** Under Massachusetts law, all persons over 70, whose primary domicile is in Falmouth, may also qualify for an annual real estate tax exemption. Other income and asset criteria also apply. This tax exemption is not limited to the Little Pond Sewer Service area. For further information contact your tax advisor and Trish Favulli, Director of Assessing, tfavulli@falmouthmass.us; 508-495-7377.

4. Massachusetts law provides a **Senior Circuit Breaker Tax Credit** for persons over 65 whose expenses (including property tax or rent + betterments + 50% of water and sewer charges) exceed 10% of their yearly income, up to certain limits. Contact: massresources.org/circuit-breaker-tax-credit.html or your tax advisor.

5. **State Income Tax Credit:** This tax credit applies for connections to a municipal sewer. See Massachusetts Department of Revenue Schedule SC (Septic Credit) and consult your tax advisor.

6. **Community Septic Management Loan Program:** This County Loan Program allows the one-time hook-up costs ($2,500 - $4,000) to be spread over 20 years at 5% interest. Contact: Kendall Ayers: kayers@barnstablecounty.org; www.barnstablecountysepticloan.org

7. **Eco-toilet Betterment Exemption:** Eco-toilet installations that follow Program Guidelines are exempt from sewer connections and associated betterments.

**IMPORTANT DATES:**
- Betterment Hearing: Winter 2014 – 2015, property owners will be notified by Certified Mail.
- Actual betterment is determined AFTER construction is completed in **2017-2018**.
- The actual betterment cannot exceed the cost voted by the Board of Selectmen.