

Community Preservation Act Fact Sheet

The Franklin Town Council voted to put the Community Preservation Act (CPA) on the ballot on November 3, 2020. The adoption of the CPA in Franklin would add 2% surcharge on real estate tax bills for both residential and commercial property. Learn more about the CPA below.

What is the purpose of the Community Preservation Act?

The CPA enables cities and towns in Massachusetts to raise a local, dedicated fund for the following uses:

- Open space preservation
- Historic preservation
- Affordable housing
- Recreation & Ball Fields



What will it cost?

The surcharge is based off of the assessed value of property. There are two allowable exemptions under CPA: the first \$100,000 in residential property value and a low/moderate income exemption. See the example calculation of how CPA is calculated

\$460,000	Median Home Value
\$100,000	Residential Exemption
\$360,000	Total CPA Applied
\$14.51	Tax Rate
\$5,229.40	Property Tax subject to surcharge
\$104.58	2% CPA surcharge

The average median home value in Franklin contributes \$104.58/year to the dedicated fund. Money cannot be used for general fund expenditures such as schools, police, fire, etc...

How much will the CPA Raise?

CPA revenue is a combination of local contributions and State matching funds, which vary year to year. The following chart estimates anticipated revenue based on a 2% surcharge on FY20 property values.

FY20 Local Contributions (less exemptions) \$1,258,950.00

Potential State Match (varies yearly)

5% - \$62,947.50
10% - \$125,895.00
15% - \$188,842.50
20% - \$251,790.00

Total Annual Revenue (Local and State Combined)

5% - \$1,321,897.50
10% - \$1,384,845.00
15% - \$1,447,792.50
20% - \$1,510,740.00