



The Community Preservation Act in Massachusetts

Jennifer B. Doherty, Preservation Planner
Barrett Planning Group LLC



What is the Community Preservation Act (CPA)?

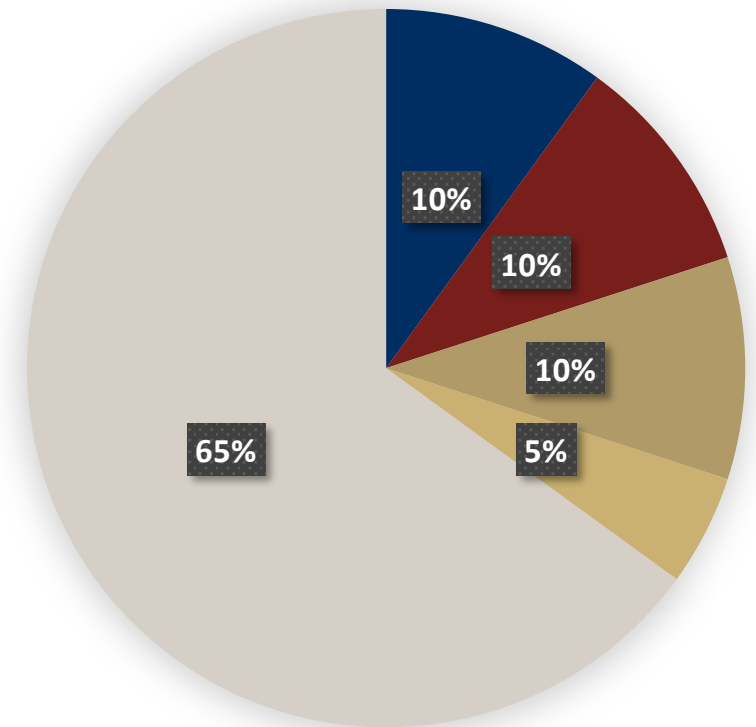


- State enabling legislation signed into law September 14, 2000
 - Massachusetts General Laws Chapter 44B
- Communities vote to place a surcharge of up to 3% on their real estate tax amount
 - Several exemptions are allowed; communities decide which ones they want
- The state provides a varying amount of matching funds yearly
 - Community Preservation Trust Fund comes from fees collected at the Registry of Deeds
 - All communities pay into the Trust Fund even if they have not adopted CPA

What is the Community Preservation Act (CPA)?



- Funds are dedicated to **affordable housing, open space & recreation, and historic preservation**
 - 10% must be allocated to each of the three categories every year
 - 5% can be used for administrative purposes
 - The remaining 65% can be used among the three categories however a community would like
- **Funds do not expire**, they can be banked and earn interest, and they can be used for bonding
- Communities establish a **Community Preservation Committee** to review funding requests
- All funding requests must be approved by the community's legislative body



How is the CPA surcharge calculated?



- Communities set a surcharge amount of up to 3% when they adopt CPA
 - Cannot be changed without a vote
- Surcharge is calculated on the amount property owners pay in taxes, not the valuation of the property

Average Residential
Valuation



Minus \$100,000
Exemption



Tax Bill at
\$11.48/\$1,000

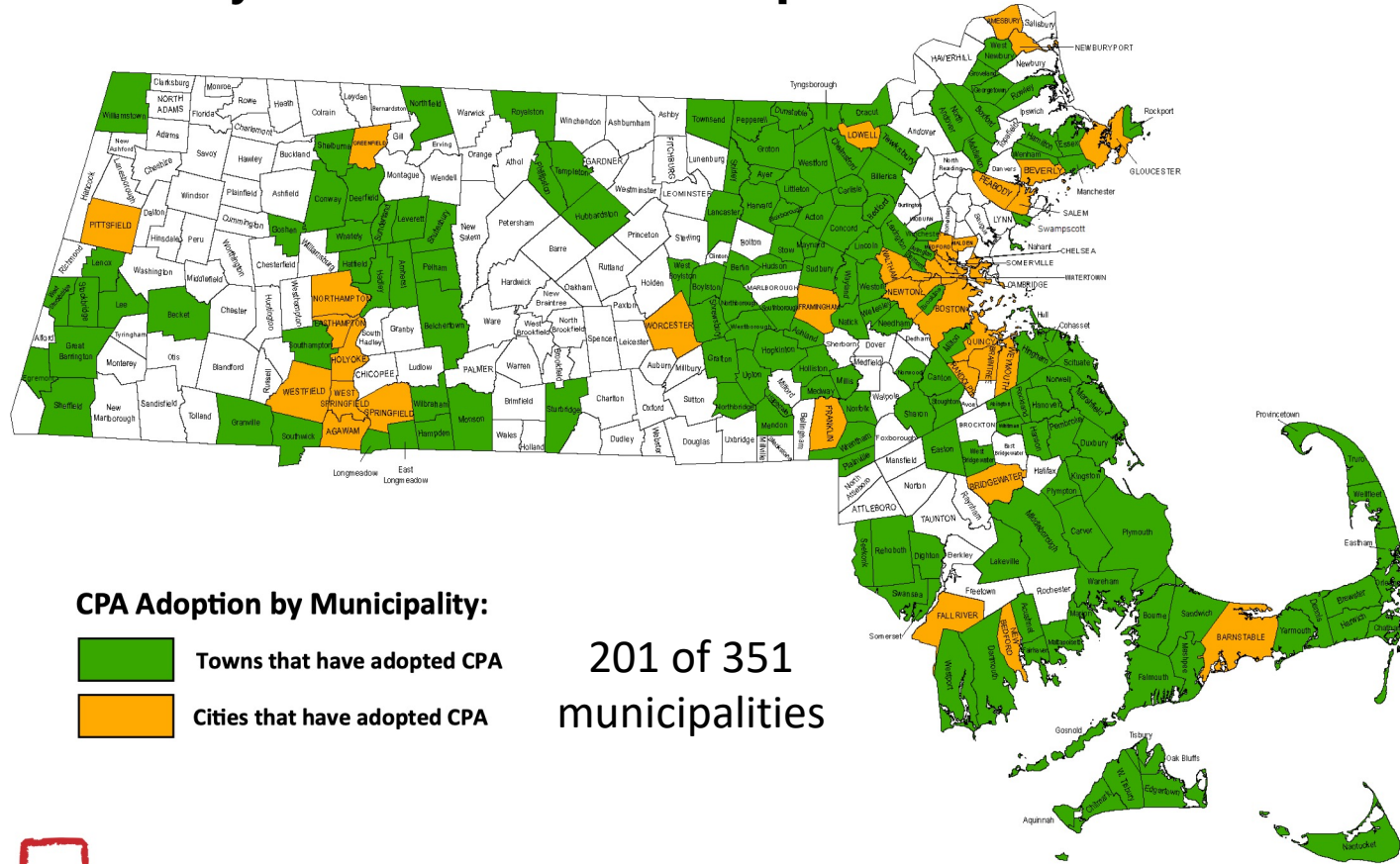


1.5% Surcharge on Tax
Bill



Community Preservation Act Adoption

May 2025



To date over:

- \$2.7 billion collected **locally**
- \$1 billion disbursed by the **state trust fund**
- **\$3.7 billion in total CPA funding to communities**

For more information, visit communitypreservation.org





Saving the Simmons farm

Town votes to spend \$2.5 million on historic Temple St. property

August 05, 2020

By Matthew Nadler
Clipper Editor



Isaac Simmons' 17th Century home may be the only one left in Massachusetts that sits on its original pasture.

The Isaac Simmons farm is a step closer to being the property of the Town of Duxbury.

Voters overwhelmingly approved buying the 17-acre parcel by eminent domain during Saturday's Town Meeting. The purchase was the only article on a special Town Meeting warrant held in the midst of the annual Town Meeting.

The price isn't cheap, the land, which includes Simmons' 17th century farmhouse, will cost \$2.5 million dollars, a substantial portion of the CPC's funds.

The town had been engaged in a continuing dispute with the owner, Nathan Harrington and Andrew Buchman, a Wayland developer who had agreed to buy the land from Harrington and intended on putting an affordable housing project on the site. Since land was designated as farmland, the town had the right of first refusal if a bona fide offer was presented for the property. As Community Preservation

Committee Chairwoman Holly Morris described it, Harrington and Buchman presented a series of offers to the town that were flawed. One separated a piece of the farmland, while another priced the land he house sat on, which was not designated as farmland, at \$10. The town determined the offers were not bonafide and moved to buy the land by eminent domain.

Isaac Simmons Farm, Duxbury



Elmwood Farm, Hopkinton



Warren Avenue, Weston



Beaver Brook Farm, Dracut



Thank you!

Jenn Doherty, Preservation Planner,
Barrett Planning Group LLC

Jenn@BarrettPlanningLLC.com

Community Preservation Coalition

www.CommunityPreservation.org