

# Tax Deferral 41A

**Fiscal Year 2017 (July 1, 2016 - June 30, 2017)**

Martin J. Walsh, MAYOR • Ronald W. Rakow, Commissioner of Assessing



The tax deferral 41A program should be considered when current expenses make the continued ownership of your home difficult. For Fiscal Year 2017, a 4% interest charge is applied to all deferred taxes. In order to qualify you must meet the program requirements, some of which are outlined below.

## What requirements must be met by the applicant to qualify for the tax deferral?

The applicant must have:

- Reached the age of 65 as of July 1 of the tax year; and
- Owned and occupied the property for at least five (5) years as of July 1 of the tax year; and
- Resided in Massachusetts for at least ten (10) years; and
- A gross income not exceeding \$57,000\*.

*\*Fiscal Year 2017 gross income limit is subject to verification and approval by the Department of Revenue.*

## How long can I defer my taxes?

Taxes may be deferred annually until the taxes due, including accrued interest, equal 50% of the then assessed value of the property.

## When must the deferred taxes be repaid?

The deferred taxes must, with certain exceptions, be repaid when the property is sold, transferred, or upon the demise of the owner.

## When/where do I apply?

Applications may be filed with the Assessing Department, Room 301, One City Hall Square, Boston, MA 02201-1050 by April 3, 2017.

## What rate of interest is applied to deferred taxes?

In 2010, the City of Boston lowered the Tax Deferral interest rate from 8% to 4%. Beginning in Fiscal Year 2011 and continuing in future years, any deferred taxes will accrue at a rate of 4%. However, any taxes deferred before Fiscal Year 2011 will remain at 8%.

## If enrolled in the Deferral Program, can I still receive other exemptions (e.g., Elderly, Veterans, Blind, Residential)?

Yes, you may be enrolled in the Deferral Program and also receive other exemptions.

## Filing Deadline: APRIL 3, 2017

*or three (3) months after the third quarter or actual tax bills are mailed, if later.*

## Taxpayer Referral & Assistance Center (TRAC)

TRAC is a one-stop taxpayer assistance center for questions about the following:

- Personal exemptions
- Residential exemption
- Current real estate tax
- Current personal property tax
- Current motor vehicle excise
- Ward and parcel number
- Changes of ownership
- Duplicate tax bills
- Property tax abatements
- Current year tax bill payments
- Motor vehicle excise
- Boat excise

**Call:** (617) 635-4287

**Visit:** Boston City Hall, mezzanine level. Office hours are weekdays from 9AM - 5PM

**Log-On:**  
[www.cityofboston.gov/assessing](http://www.cityofboston.gov/assessing)