



*City of Northampton
Community Preservation Committee
210 Main Street, City Hall
Northampton, MA 01060*

Northampton CPA Tax Surcharge Exemptions

- The first \$100,000 of taxable value of residential real estate. This exemption is automatically applied to residential property taxes prior to bills being issued in Northampton.
- Property owned and occupied by a person who would qualify for low income housing or low or moderate income senior housing. Residents must apply annually with the assessor to receive this exemption. Moderate Income is 100% of the Dept. of Housing and Urban Development's (HUD) Area-wide Median Income figure; Low Income is 80% of HUD's Area-wide Median Income figure. Northampton's limits are provided below.

Northampton CPA Income Limits for Exemptions – 2025

Household Size	Moderate Income Limits (properties owned and occupied by a senior 60 or older)	Low Income Limits (properties owned and occupied by non-seniors)
1 person	\$83,300	\$66,640
2 people	\$95,200	\$76,160
3 people	\$107,100	\$85,680
4 people	\$119,000	\$95,200
5 people	\$128,520	\$102,816
6 people	\$138,040	\$110,432
7 people	\$147,560	\$118,048
8 people	\$157,080	\$125,664