EARL L. SMITH, CHAIR
RICHARD V. MOYNIHAN
KATHLEEN COLLEARY

TOWN OF WATERTOWN

BOARD OF ASSESSORS
Administration Building
149 Main Street
Watertown, Massachusetts 02472-4410

TELEPHONE (617) 972-6410
FAX (617) 972-6497

MINUTES OF WATERTOWN BOARD OF ASSESSORS
MEETING MINUTES
May 25, 2021

On May 25, 2021, the Watertown Board of Assessors had a scheduled meeting via Zoom at 9:30 A.M. (not recorded)

Meeting called into session at 9:30 A.M. by Chair Earl L. Smith, present for the meeting were Kathleen Colleary, Board Member, Richard V. Moynihan, Board Member, Earl L. Smith, Chairman and Judy Gilreath, Principal Assessor Clerk – scribe.

Brief conversation on departure of Cassandra Bosworth. Judy Gilreath will be new scribe.

Roll Call
Richard V. Moynihan – Present
Kathleen Colleary – Present
Earl L. Smith – Present

April 20, 2021 Meeting Minutes
The Board reviewed the Meeting minutes from April 20, 2021.
Kathleen recommended to avoid the use of acronyms in meeting minutes (ie: PILOT – Payment in Lieu of Taxes). Or make note in first reference such as Limited Liability Company (LLC).
Kathleen made a motion to approve April 20, 2021 Minutes. Richard seconded motion subject to acronyms being spelled out. Board voted to accept meeting minutes of April 20, 2021 with recommended changes.

Roll Call
Richard V. Moynihan – Yes
Kathleen Colleary – Yes
Earl L. Smith – Yes

Watertown Housing Authority Conversion Discussion (PILOT, Chapter59)
Following up on April 20, 2021 meeting, a discussion was revisited surrounding the Housing Authority future conversion of 50 units into a Limited Liability Company ownership, and how that plays out in that the LLC is a taxable entity and Housing Authorities are exempt by statute. Board Chair spoke with Michael Lara, Executive Director of Watertown Housing Authority (WHA). This transaction is not expected to happen until November/December 2021 which is a Fiscal Year 2023 issue (July1 2022-June 30 2023).

Based on discussion with Assessing Departments legal representation and Opinion Issued by Massachusetts Department of Revenue Division of Local Services Re: Taxation of Properties to be transferred from Cambridge Housing Authority, Board was in agreement transfer is a taxable event.

Kathleen made note that it will be up to Town Manager and Town Council to decide on the PILOT issue and make the statute clear. Kathleen's recommendation would be that we pattern after Cambridge.
No vote is needed at this time.

Update on Exemptions / Local Options
The update on Exemptions / Local Options is a work in progress. Dates of adoption added.

Chair advised Board Members that a New Town Clerk has been hired and will start on June 14, 2021. The office has been short staffed, but with the new hires they should be caught up soon.

Kathleen suggested that the continued adoption by Town Council increasing exemptions by 100% to be cited under updated legislation.

A review of the Local Option Personal Exemption Statutes Spreadsheet (Tables 1, 2 and 3). An inventory of exemptions and adoption dates was agreed to be good government policy.

Old Business – New Business
Old – Update on Personal Property Audits
Personal Property Audits - Chair Recently reviewed the Customer List for the Data Center (Evoque) at 486 Arsenal Way. Letter/Form of List sent via Certified Mail to 24 businesses. Some new businesses/others purchased existing business.

New –
Staffing update: Cassandra Bosworth gave notice looking to take some time off and look for reduced work hours. Last day was May 21, 2021. Job has been posted for a new clerk.

Chair mentioned the following:
- New IT Director, Chris McClure has plans for Near Map (GIS Program) which will give the Town two flyovers a year.
- First Quarter Tax Bill for FY22 is being worked on.
- Toured Tufts Building
- Town Hall / Office expected to open soon

Scheduling Next Board Meeting
Next Board Meeting scheduled for Tuesday, June 22, 2021 - In Person

Chair motioned to move into EXECUTIVE SESSION - PUBLIC MEETING WILL NOT RECONVENE

A. Abatement applications are confidential under G.L. c. 59, § 60, convening in executive session under purpose 7 to comply with, or act under the authority of, that general law regarding Abatement Applications. Review and vote on abatement application number: 42.

B. Citing a strategy to discuss open Appellate Tax Board litigation that an open meeting may have a detrimental effect on the bargaining or litigating position of the public body. Review of open litigation.

Kathleen so moved to end the current meeting and move into Executive Session. Richard seconded the motion.

Roll Call
Richard V. Moynihan – Yes
Kathleen Colleary – Yes
Earl L. Smith – Yes

Regular Meeting Adjourned at 10:04 A.M.

Meeting Documents:

- Board of Assessor Minutes April 20, 2021
- Massachusetts Department of Revenue Division of Local Services
  Re: Taxation of Properties to be transferred from Cambridge Housing Authority
- Local Option Personal Exemption Statutes: Tables 1, 2 and 3.

APPROVED: June 22, 2021

February 20, 2015

Mr. Robert P. Reardon, Director of Assessment
Mr. Andrew J. Johnson, Assessor
Board of Assessors
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Taxation of Properties to be transferred from Cambridge Housing Authority
Our File No. 2014-1111

Dear Mr. Reardon and Mr. Johnson:

You asked for an opinion about the future local tax status of certain properties currently owned by the Cambridge Housing Authority (CHA) after the properties are transferred from the CHA.

The Commissioner of Revenue does not determine the status of property for local tax purposes. The Cambridge Board of Assessors, as the local taxing authority, has the responsibility to determine the taxable status of properties within its jurisdiction based upon relevant law and the property's ownership, occupancy and use. However, we do offer the following advisory comments to assist you in determining the taxable status of the parcels in question after their proposed transfer.

Current Ownership

At the current time, the CHA is the record owner of the land and improvements which comprise the properties. The CHA owns and operates public housing for income-eligible persons on the properties. You have indicated that the properties are currently subject to a payment in lieu of tax agreement under G.L. c. 121B, § 16, which states, in relevant part:

> "The real estate and tangible personal property of an operating agency[1]... shall be deemed to be public property used for essential public and governmental purposes and shall be exempt from taxation and from betterments and special assessments; provided, that in lieu of such taxes, betterments and special assessments, a city or town in which an operating agency holds real estate used or to be used in connection with such a project may determine a sum to be paid to the city or town annually in any year or period of years...."

Purpose of Transfer to New Ownership Structure

In summary, the purpose of the transfer of the property to a new ownership structure is to allow access to funding for the rehabilitation of the buildings and improvements that would otherwise not be available if the CHA remained owner thereof. The transfer is proposed pursuant to a HUD program known as the Rental Assistance Demonstration (RAD). The CHA transfers the buildings and

[1] An "operating agency" is a "housing authority or redevelopment authority." G.L. c. 121B, § 1.

improvements to a limited liability company, which will lease the underlying land from the CHA. The limited liability company will participate in the Low Income Housing Tax Credit program (LIHTC) and undertake a rehabilitation of the buildings. The tax credits will be assigned to the investor-member of the limited liability company in exchange for a capital contribution. After the rehabilitation, the housing owned by the limited liability company will be assisted through the Section 8 rental assistance program instead of the federal public housing program.

Proposed Ownership after Transfer from the CHA

You have indicated that Putnam Gardens is one of the public housing developments that will be undergoing a change in ownership structure. The proposed Putnam Gardens ownership structure (described below) will apply to the other public housing developments that will participate in the RAD program. The structure is described as follows:

- The CHA will retain ownership of the land.
- Ownership of the buildings will be conveyed by CHA to Putnam Gardens LLC (LLC).
- Putnam Gardens LLC will lease the land on which the buildings are located from the CHA under a 99-year Ground Lease.

Putnam Gardens LLC will be comprised of two members. Putnam Gardens Manager LLC, a CHA affiliated entity, will be the managing member of the LLC and own a .1% interest in the LLC. A "tax credit investor" will be the non-managing member and own the other 99.9% of the LLC. The tax credit investor will contribute private capital (cash) to the LLC in exchange for its interest in the LLC and the low income housing tax credits that the LLC will receive under its participation in the LIHTC program. An "operating agreement" between the two members of the LLC will establish their rights and obligations, including allocation of 99.9% of the tax credits to the investor member. You indicated in your letter that in order to comply with Internal Revenue Service requirements the "partnership allocations [of the LLC] must have 'substantial economic effect'. Therefore, the operating agreements cannot prohibit the investor partner from receiving profits or cash, although investors normally do not expend to receive significant cash flow from the project."

Putnam Gardens LLC, according to the on-line database of the Secretary of the Commonwealth, is a domestic limited liability company organized in Massachusetts on October 27, 2014. The purpose of the company as set forth in the Certificate of Organization is:

> "The Company is being formed for the purposes of (i) the acquisition and construction, and leasing or other disposition, of low-income or mixed-income multi-family housing and related facilities in Cambridge, Massachusetts as may be determined by the Manager in its discretion, (ii) engaging in any and all activities related to the foregoing purposes, and (iii) engaging in any other business that a limited liability company may carry on under the laws of The Commonwealth of Massachusetts."

A summary of relevant documentation governing the ownership of the property and rights of the parties after the transfer is as follows:

- Deed - From the CHA to the LLC (recorded at the Registry of Deeds) will convey the buildings and improvements to the LLC.

- Ground Lease - The CHA will execute a 99-year Ground Lease leasing the underlying land to the LLC. Either the Ground Lease or a Notice of Lease will be recorded at the Registry of Deeds. The Ground Lease will require the property be used according to a "RAD Use Agreement." If the Tenant (LLC) defaults in its obligations, Landlord (CHA) may terminate the Ground Lease.
- RAD Use Agreement - Recorded at the Registry of Deeds, superior to other liens on the property, requires the property to be operated as a RAD Section 8 project, rented to income-eligible tenants. Agreement is coterminous with RAD Section 8 Housing Assistance Payment (HAP) Contract described below and survives foreclosure or bankruptcy. HUD maintains a right to approve any transfer of the property.
- Option to Purchase and Right of First Refusal - The CHA will hold an option to purchase and right of first refusal from the LLC on the leasehold interest and buildings owned by the LLC, which requires continuation of the use as low-income housing. (This document may be recorded.)
- Management Agreement - The LLC will enter into a management agreement with the CHA whereby the CHA will manage and operate the housing development.
- Tax-Credit Regulatory Agreement and Declaration of Restrictive Covenants - Between the LLC and Massachusetts Department of Housing and Community Development with 30-year term. The Declaration is a recorded document with covenants that run with the land and require that the units be rented to qualified low-income tenants who will be charged restricted rents.
- RAD Section 8 HAP Contract - After rehabilitation, the housing will be assisted through the Section 8 rental assistance program. A RAD HAP contract with an initial term of 20 years will be executed between the CHA and the LLC, which agreement will provide that the CHA will pay the LLC a Section 8 subsidy equal to the difference between the tenant rental payment and the contract rent for the housing units. The HAP contract will require renewal on expiration, indefinitely.

Taxation of Property under Proposed Ownership

After the transfer, the CHA will be record owner of the land and the LLC will be record owner of the leasehold interest in the land and the buildings and improvements located thereon. We are not aware of any court decisions relevant to determining the taxation of the property under the ownership model described above. We believe, however, that the last paragraph of G.L. c. 121B, § 16 will apply. It states:

> "Nothing in this chapter shall be construed to prevent the taxation to the same extent and in the same manner as other real estate is taxed, of real estate acquired by an operating agency for an urban renewal project and sold by it, or of the leasehold interests and buildings and other structures belonging to private individuals or corporations on land acquired by it; provided, however, that real estate so acquired by an operating agency and sold or leased to an urban redevelopment corporation or other entity operating under chapter one hundred and twenty-one A, or to an insurance company or savings bank or group of savings banks operating under said chapter, shall be taxed as provided in said chapter and not otherwise; and provided, further, that nothing in this chapter or in chapter fifty-nine shall be construed to require a city or town to

impose a tax on the leasehold of real estate owned by an operating agency and leased by it beyond any amount which the city or town and the operating agency have agreed to be the payment in lieu of taxes hereunder." (Emphasis added.)

We are also not aware of any judicial decisions interpreting this section. A review of the language of the predecessor of G.L. c. 121B, § 16[2], however, is helpful in determining its application. Before its repeal, the predecessor of §16 was G.L. c. 121, § 26R, which stated the following:

> "Nothing in the housing authority law shall be construed to prevent the taxation, to the same extent and in the same manner as other real estate is taxed, of real estate acquired by a housing authority for a land assembly and redevelopment project and sold by it, or of the leasehold interests and buildings and other structures belonging to private individuals or corporations on land acquired **and held by a housing authority for such a project and leased** by it; provided, however, that real estate so acquired by a housing authority and sold or leased to an urban redevelopment corporation organized under chapter one hundred and twenty-one A, or to an insurance company or savings bank or group of savings banks operating under said chapter, shall be taxed as provided in said chapter and not otherwise." (Emphasis added.)

The passages are virtually identical[3] except that the words **"and held by a housing authority for such a project and leased"** were deleted by the legislature when it adopted G.L. c. 121B, § 16. The deletion of these words results in a broader application of § 16, to all "leasehold interests and buildings and other structures belonging to private individuals or corporations on land acquired by it." Therefore, we believe that the LLC's leasehold and buildings and structures fall within the last paragraph of § 16 and are subject to taxation "to the same extent and in the same manner as other real estate is taxed."

Once it is determined that the leasehold and buildings and structures of the LLC fall within the last paragraph of § 16, the effect of the second proviso[4] of that paragraph must be determined. The second proviso states:

> "and provided, further, that nothing in this chapter or in chapter fifty-nine shall be construed to require a city or town to impose a tax on the **leasehold** of real estate owned by an operating agency and leased by it beyond any amount which the city or town and the operating agency have agreed to be the payment in lieu of taxes hereunder." (Emphasis added.)

Again, there are no judicial decisions relevant to the interpretation of this proviso.[5] In our view, the plain language of the second proviso applies to leasehold interests leased by the housing authority to another. Once the buildings are conveyed to an LLC, we believe the property is removed from the

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[2] St. 1969, c. 751, § 1 re-wrote the "housing authority laws" inserting G.L. c. 121B, §§ 1–59 in place of G.L. c. 121, § 26I - 26NN, which provisions were repealed by St. 1969, c. 751, § 2.
[3] § 16 also includes a second proviso, added by St. 1982, c. 620, that was not contained in its predecessor, § 26R. The second proviso will be discussed later in this letter.
[4] The first proviso of G.L. c. 121B, § 16 does not apply.
[5] A review of legislative history regarding this second proviso did not provide any guidance. However, the Governor's Legislative Files include a letter from Byron J. Matthews, Secretary of the Executive Office of Communities and Development, to Governor Edward J. King, dated December 30, 1982. The letter states, "This bill appears ambiguous as it may confuse or conflict with interpretations of section 16 of 121B which allows operating agencies which own and operate reat[sic] estate in housing authorities with 705 units to negotiate payments in lieu of taxes. The intent is to clarify the provisions pertaining to leased properties. Assuming the intent will be carried out and not conflict with present interpretation, the legislation is acceptable."

application of the second proviso.[6] While ownership of the buildings by the LLC provides eligibility for tax credits, we believe such ownership removes the property from the application of the second proviso of § 16 which permits a payment in lieu of property taxes. As a result, the leasehold interests and buildings and structures owned by the LLC are taxable "to the same extent and in the same manner as other real estate is taxed."

We believe that G.L. c. 59, § 2B will therefore govern the taxation of the property. It states in relevant part:

> "... real estate owned in fee or otherwise or held in trust for the benefit of ... the commonwealth, or a county, city or town, or any instrumentality thereof, if used in connection with a business conducted for profit or leased or occupied for other than public purposes, shall for the privilege of such use, lease or occupancy, be valued, classified, assessed and taxed annually as of January first to the user, lessee or occupant in the same manner and to the same extent as if such user, lessee or occupant were the owner thereof in fee...."

As a result, if the CHA's real estate is either (1) used in connection with a business for profit or (2) leased or occupied for other than public purposes, then the real estate (land and buildings) shall be assessed and taxed to the user/lessee/occupant thereof "in the same manner and to the same extent as if such user, lessee or occupant were the owner thereof in fee." See *Willowdale LLC v. Topsfield Board of Assessors,* 78 Mass. App. Ct. 767 (2011).

Although there are numerous documents that will restrict the use of the property to providing affordable housing, there are, admittedly, no restrictions on the LLC's ability to earn a profit or distribute it to its members. The LLC is a for-profit business entity. This is a determinative feature of the ownership structure. The use of an LLC is purposeful in order to provide eligibility for tax credits and to attract investment of private capital. The investor-member of the LLC will receive 99.9% of the tax credits (tantamount to cash) and any other profit earned by the LLC as a return on its investment; it is a for-profit business arrangement. As a result, we believe the real estate will be used in connection with a business for profit and the land and buildings should be "valued, classified, assessed and taxed" to the LLC as if it were owner thereof in fee.

Please do not hesitate to contact us again if you have further questions.

Very truly yours,

Kathleen Colleary, Chief
Bureau of Municipal Finance Law

KC:PH

[6] We decline to opine whether the second proviso would apply if the LLC is leasing both the land and the buildings from the CHA.

TABLE 1. Local Option Personal Exemption Statutes[1] (*Table from DLS Course 101 Handbook, Chapter 7*) Require Acceptance/Action by Legislative Body

Citation	Exemption Type	Date Adopted	Effect	Watertown Comments
G.L. c. 59 § 5, Clauses 17C, 17C½, 17D	Senior, Surviving Spouse, Minor Child of Deceased Parent	9/15/1986	Supersedes Cl. 17, or previously accepted version Increases whole estate limit	11/25/2003 Council voted to accept provisions of Chapter 73 of the Acts of 1986 as amended by Acts of 1988 for FY2004 thus increasing exemptions by 100%.
G.L. c. 59 § 5, Clause 17E	Senior, Surviving Spouse, Minor Child of Deceased Parent		Increases whole estate limit automatically each year by COLA determined by DOR	
G.L. c. 59 § 5, Clause 17F	Senior, Surviving Spouse, Minor Child of Deceased Parent		Increases exemption amount annually by any % up to COLA determined by DOR Legislative body must also vote to fix % increase	
G.L. c. 59, § 5, Clause 18A	Hardship deferral		Legislative body may vote to reduce interest below 8%	
G.L. c. 59, § 5, provision added by St. 1993, c. 110, §110 (now last paragraph of c. 59, § 5, Clause 22H)	Veteran		Reduces residency requirement for veterans who were not domiciled in Massachusetts 6 months before entering the service to 1 year before application - Applies to veteran exemptions Clauses 22, 22A-22F, but not Clause 22H	
G.L. c. 59, § 5, Clause 22G	Veteran		Exempts persons otherwise eligible for a Clause 22, 22A, 22B, 22C, 22D, 22E or 22F when legal title is held by a trustee, conservator or other fiduciary for the person's benefit.	
G.L. c. 59, § 5, Clause 22H	Veteran	2019 (exact date to be determined)	Exempts surviving parents or guardians of active duty military personnel (including National guardsmen on active duty) or veterans who (1) died as a proximate result of injuries sustained or diseases during active duty, or (2) went missing in action and are presumed to have died	
G.L. c. 59, § 5, Clause 37A	Blind person	11/25/03	Supersedes Cl. 37 Increases amount of exemption to $500	11/25/2003 Council voted to accept provisions of Chapter 73 of the Acts of 1986 as amended by Acts of 1988 for FY2004 thus increasing exemptions by 100%.
G.L. c. 59, § 5, Clause 41A	Senior deferral	11/13/18	Legislative body may vote to: • Increase gross receipts limit up to income single seniors who are not heads of households may have to qualify for the "circuit breaker" state income tax credit • Reduce interest below 8%	Council voted to lower interest rate to 4% and tie gross receipts limit to income single seniors who are not heads of households may have to qualify for the "circuit breaker" state income tax credit
G.L. c. 59, § 5, Clauses 41B, 41C	Senior	11/25/2003	Supersedes Cl. 41, or previously accepted version Increases gross receipts and whole estate limits	65 Age, Income Single/Married 20K/30K, Assets Single/Married 40K/55K, up to 3-family excluded11/25/2003 Council voted to accept provisions of Chapter 73 of the Acts of 1986 as amended by Acts of 1988 for FY2004 thus increasing exemptions by 100%.
G.L. c. 59, § 5, Clause 41C	Senior	11/25/2003	Legislative body may vote to: • Reduce eligibility age to 65 • Increase exemption amount by up to 100% • Increase gross receipts limit up to $20,000 single and $30,000 married • Increase whole estate limit up to $40,000 single and $55,000 married • Exclude value of up to 4 family home from whole estate	65 Age, Income Single/Married 20K/30K, Assets Single/Married 40K/55K, up to 3-family excluded. 11/25/2003 Council voted to accept provisions of Chapter 73 of the Acts of 1986 as amended by Acts of 1988 for FY2004 thus increasing exemptions by 100%.

[1] If a local option statue has been accepted, no additional local acceptance is necessary to implement any later changes in the law. Acceptance of a local option statute is also acceptance of any amendments unless the legislation expressly provides otherwise and requires some other action.

Citation	Exemption Type	Date Adopted	Effect	Watertown Comments
G.L. c. 59, § 5, Clause 41C½	Senior		Legislative body may vote to: • Reduce eligibility age to 65 • Increase exemption % up to 20% • Reduce durational residency requirement to 5 years • Adjust income limits to apply to combined household income	
G.L. c. 59, § 5, Clause 41D	Senior		Increases Clause 41, 41B or 41C gross receipts and whole estate limits automatically each year by COLA determined by DOR	
G.L. c. 59, § 5, Clause 50	Senior		Exempts value of improvements to residential property made to provide housing for person 60 or older who is not the owner	
G.L. c. 59, § 5, Clause 52	Senior		Exempts amount of taxes that exceed higher water/sewer bills up to $200 (only in community adopting water/debt shift under G.L. c. 59, § 21C(n))	
G.L. c. 59, § 5, Clause 53	Residential		Exempts amount of taxes that exceed higher sewer bills up to $300 for homeowners not connected to sewer system (only in community adopting sewer debt shift under G.L. c. 59, § 21C(n))	
G.L. c. 59, § 5, Clause 55	Personal		Makes units leased to and occupied by members of cooperatives deemed owned by members	
G.L. c. 59, § 5, Clause 56	Deployed Guardsmen & Reservists		Exempts up to 100% of property taxes assessed to Massachusetts national guardsmen and reservists deployed overseas	
G.L. c. 59, § 5, Clause 57	Senior		Exempts seniors up to amount of "circuit breaker" state income tax credit received for domicile	
G.L. c. 59, § 5C	Residential		Makes units leased to and occupied by members of cooperatives deemed owned by members	
G.L. c. 59, § 5C½	Personal (Optional Additional Exemption)		Increases all personal exemption amounts by up to percentage (not to exceed 100%) voted by legislative body before the July 1 of the fiscal year the percentage first applies	

TABLE 2. Local Option Personal Exemption Statutes[2] (*Table from DLS Course 101 Handbook, Chapter 7*) Require Acceptance by Voter Approval of Ballot Question

Citation	Exemption Type	Date Adopted	Effect	Watertown Comments
G.L. c. 59, § 5, Clause 41C½	Senior		Supersedes Cl. 41, or previously accepted version Bases exemption on 5% of average residential value Increases gross receipts limit – tied to state senior circuit breaker limits which increase yearly Eliminates whole estate limit	

[2] If a local option statue has been accepted, no additional local acceptance is necessary to implement any later changes in the law. Acceptance of a local option statute is also acceptance of any amendments unless the legislation expressly provides otherwise and requires some other action.

TABLE 3. Local Option Property Tax Statutes Require Acceptance/Action by Legislative Body

Citation	Type	Date Adopted	Effect	Watertown Comments
G.L. c. 58, § 8C	Affordable Housing Tax Agreement		Allows restructuring and abatement of up to 75% of outstanding taxes and 100% of outstanding interest and costs, on sites to effectuate affordable housing development by new owner Requires ordinance or bylaw regarding process for negotiating and approving agreements	
G.L. c. 59, § 2A(a) (St. 1989, c. 643, § 40)	Assessment of New Construction	1991	Makes construction and other physical changes in real estate as of June 30 taxable for fiscal year beginning next day July 1	
G.L. c. 59, § 2D	Supplemental Assessment		Provides for pro-rata assessment/abatement of taxes on real estate with construction/damage during fiscal year In effect unless rejection by select board, council & manager/mayor sent to DLS/DOR	
G.L. c. 59, § 5, Clause 3 (2nd to last sentence)	Charitable Organization Exemption		Exempts certain non-residential mental health facilities not exempt under Clause 3(c)	
G.L. c. 59, § 5, Clause 3 (last sentence)	Charitable Organization Exemption		Exempts certain real estate acquired for creating affordable housing until leased or sold for up to 7 years	
G.L. c. 59, § 5, Clauses 5A, 5B, 5C	Veteran Organization Exemption		Supersedes Cl. 5, or previously accepted version Increases total valuation of real and personal property exempt	
G.L. c. 59, § 5, Clause 16(3)(i)	Personal Property Exemption		Treats corporations classified as Research & Development (R&D) Companies by DOR as manufacturing corporations and exempts their personal property	
G.L. c. 59, § 5, Clause 16(3)(ii)	Personal Property Exemption		Treats certain disregarded LLCs with a manufacturing or R&D corporation as single member and engaged in manufacturing or R&D as manufacturing corporations and exempts their personal property	
G.L. c. 59, § 5, Clause 54	Personal Property Exemption	TBD	Exempts up accounts with value not more than $10,000 voted by legislative body ($5,000)	$5000 Threshold
G.L. c. 59 § 57A	Tax Bills		Provides for single payment of small tax bills	
G.L. c. 59 § 57C	Tax Bills	TBD	Provides for quarterly (or semi-annual) preliminary billing systems	
G.L. c. 59 § 57D	Tax Bills		Requires address affidavit	
G.L. c. 59 § 58	Tax Bills		Provides for full, early payment discount	
G.L. c. 59 § 59A	Brownfields Tax Agreement		Allows restructuring and abatement of outstanding taxes, interest and costs on brownfield sites to effectuate clean-up by new owner Requires ordinance or bylaw regarding process for negotiating and approving agreements	
G.L. c. 59, § 5K (Seniors) G.L. c. 59, § 5N (Veterans)	Work-off Abatements		Permits abatement of senior in exchange for services to municipality Each require separate acceptance by legislative body Legislative body may set program guidelines	
G.L. c. 61, § 2A (Forest) G.L. c. 61A, § 4A (Farmland0 G.L. c. 61B, § 2A (Recreational)	Usage Classification		Permits chapter lands to be treated as Class 2, Open Space, for property tax classification purposes	