

LPSSA TALKING POINTS FOR MEETING WITH CIVIC ASSOCIATIONS

Betterment amount, interest rate (0-2%) and payback period (up to 20 or 30 years; has not been determined by Selectmen. Hearing will be held later this year and a registered letter will be sent to all property owners. Final betterment rate must be fair to residential and non-residential bettered properties. Sewer service area (betterment area) is based upon properties that discharge to the lower Little Pond watershed adjusted by street location

Betterment cost for single family residents is estimated at \$18,000/yr. (\$600/yr. for 30 years @ 0% (\$804 yr. @ 2%) or \$900 yr. for 20 year @ 0 % (\$1091 @ 2%). Betterment costs may not be tax deductible. Please contact your tax advisor.

One-time hook-up costs estimated at \$2500-\$4000: Loan may be available from Barnstable County Department of Health & Environment's Community Septic Management Loan Program for both commercial and residential property owners. Please contact Kendall Ayers, 508.375.6877, kayers@barnstablecounty.org, www.barnstablecountysepticloan.org. Property owner is responsible to connect their property to Town sewer at stub installed by Town at property line.

Full deferral of betterment payments: For owners 65 years and older with limited income and property is principal residence. Please contact your tax advisor and Trish Favulli, Director of Assessing, tfavulli@falmouthmass.us, 508-495-7377)

MA Senior Circuit Breaker Property Tax Credit: For all Massachusetts residences 65 years of age and older, applicable to all Massachusetts residences (renters and owners) and property used as principal residence. Maximum amount is approximately \$1000 yr. even if no state tax is owed, contact your tax advisor.

Massachusetts Personal Income Tax Credit: For failed cesspool or septic system for principal residence only. Failed systems include those that have mandatory connections. Please contact your tax advisor.

Eco-toilet Betterment Exemption or \$5,000 incentive: Option for those willing to install compost or urine diverting toilets. Must connect all toilets, continued use of disposal field, disposal of compost/urine by licensed septic tank hauler, maintenance agreement and contract with Town, and deed restriction for continued use. Betterment must be repaid if connection to sewer is made at a later date. Check with health care provider regarding immunizations. Please contact Board of Health Agent, 508.495.7485, health@falmouthmass.us.

TOWN Informational Meeting to be held 7PM to 8:30PM on August 21, 2014 at the main street Library