

CAUTION:
**This tax return must
be filed electronically.**

Paper versions of this return
will not be accepted.

If you have questions about filing electronically,
contact us at 617-887-6367.

See <https://www.mass.gov/info-details/dor-e-filing-and-payment-requirements> for further information about our electronic filing and payment requirements.



Massachusetts Department of Revenue

Form 121A

Urban Redevelopment Excise Return

2025

Massachusetts General Laws, Chapter 121A, section 10, as amended for the calendar year 2025.

Name of taxpayer

Federal Identification number

Street address

City/Town

State

Zip

Phone number

Present location of principle office in Massachusetts

Name of project

DOR Project Identification number

Project address

City/Town

State

Zip

Phone number

Fill in if:

Amended return (see "Amended Return" in instructions) Final return Amended return due to IRS BBA Partnership Audit

Fill in if:

Initial return Name change Address change

1 Fill in if:

Corporation Individual Trust Partnership Other (see instructions)

2 Date of charter or organization (mm/dd/yyyy)

3 Date of project approval (mm/dd/yyyy)

4 Date of project completion (mm/dd/yyyy)

5 Taxpayer's books are in the care of

Title

6 Fill in if the federal government has changed your taxable income for any prior year which has not yet been reported to Massachusetts.
If filled in, report changes by filing an amended return for each year not reported.

7 Fill in if any governmental unit has made any payments to or on behalf of any tenant of the taxable entity which are in addition to such payments actually made by such tenant.

Enter total amount of these governmental payments.....

7

Declaration

Under penalties of perjury, I declare that to the best of my knowledge and belief, this return and enclosures are true, correct and complete.

Signature of appropriate corporate officer (see instructions)

Phone number

Date

Signature of paid preparer

PTIN/ Employer Identification number

Address

Date



Name of taxpayer

Federal Identification number

Computation of excise. Use whole dollar method.

1a Gross income from all sources in 2025 (see instructions)	1a <input type="text"/>
1 Multiply line 1a by .05 (5%)	1 <input type="text"/>
2a Fair cash value of owned and leased real and tangible personal property exempt from local taxation as of January 1, 2025, as certified by assessors.	2a <input type="text"/>
2 Multiply line 2a by \$10 per \$1,000	2 <input type="text"/>
3 Total. Add lines 1 and 2	3 <input type="text"/>
4 Assessed valuation of line 2a property for last three years it was subject to local taxation (less abatements).	
4a Date	4a <input type="text"/> January 1,
4b Date	4b <input type="text"/> January 1,
4c Date	4c <input type="text"/> January 1,
4d Three-year total. Add lines 4a through 4c.	4d <input type="text"/>
5 Three-year average assessed valuation. Divide line 4d by three	5 <input type="text"/>
6 Enter line 5 or line 2a, whichever is smaller	6 <input type="text"/>
7 Minimum excise. Fiscal year 2025 local tax rate (see instructions).	7 <input type="text"/> per \$1,000 x line 6 =
8 Excise due. Enter line 3 or line 7, whichever is larger	8 <input type="text"/>
9 Voluntary contribution for endangered wildlife conservation.	9 <input type="text"/>
10 Excise due plus voluntary contribution. Add lines 8 and 9	10 <input type="text"/>
11 Previous payments made	11 <input type="text"/>
12 Excess payment to be refunded. Subtract line 10 from line 11	12 <input type="text"/>
13 Balance due. Subtract line 11 from line 10	13 <input type="text"/>
14 Penalty	14 <input type="text"/>
15 Interest on unpaid balance	15 <input type="text"/>
16 Total payment due at time of filing. Add lines 13 through 15	16 <input type="text"/>

See TIRs 16-9 and 21-9 for more information.
Paper returns will not be accepted.