

Carlton County
Board of Commissioners
***** TRUTH IN TAXATION PUBLIC HEARING *****
Tuesday, December 14, 2021
6:00 p.m.
Carlton County Transportation Building

1. Brief overview of the property tax system (information included with agenda)
 - a. Fact sheets
 - b. Individual statements
 - c. Levy information
2. Review of the proposed 2022 Budget
 - a. 2022 Proposed Budget
 - b. 2022 Levy Comparison by Department
 - c. Major factors affecting the budget
3. Public comments and questions
4. Acknowledgment of written comments received
5. Adoption of the Final 2022 Carlton County Budget and Levy will take place at the December 28, 2021, 4:00 p.m. Adjourned Board Meeting held at the Transportation Building Meeting Room at 1630 County Road 61.

Understanding Property Taxes

This fact sheet explains why we have property taxes and how they are calculated for your property. It is one of a series of fact sheets designed to help you understand Minnesota’s property tax system.

Why do we have property taxes?

Local property taxes help fund local programs and services, such as public schools, fire and police protection, streets, libraries, and more. Property taxes fund school districts, towns, cities, counties, and other special taxing districts.

Some properties – including seasonal/cabin and commercial/industrial – are also subject to a state-level property tax. This “state general tax” goes into the state general fund.

Property taxes are generally a more stable source of revenue than sales or income taxes. Property taxes are less susceptible to economic, income, or spending trends.

What affects my property tax bill?

A number of things can affect your property tax bill, but local government spending and non-tax revenues will affect it the most. In general:

- Your property taxes may go up if local governments raise spending or receive less non-tax revenue (such as state aid).
- Your property taxes may go down if local governments reduce spending or receive more non-tax revenue.

Each year, local governments determine how much property tax revenue is needed to cover their spending – the **levy** (budget).

The value and classification (type) of property are used to determine your share of the levy. Other things – including programs that defer or reduce your property tax – also play a role.

How does my property value affect taxes?

The assessor determines the **estimated market value** (EMV) and classification of your property on January 2 each year.

The EMV does not directly affect your property tax bill. Instead, the **taxable market value** is used to calculate how much of the levy you will pay.

For more information, see Fact Sheet 2, *How the Assessor Estimates Your Market Value*.

How does my property classification affect taxes?

The assessor classifies your property according to how it is used (homestead, apartment, cabin, farm, commercial-industrial, etc.).

Each class of property is taxed at a different percentage of its value. These **classification (class) rates** are set by state law.

Different class rates may result in some types of property paying a greater share of local property taxes than others. For example, commercial properties typically pay more than residential homesteads and agricultural properties.

How are my taxes determined?

First, your local jurisdiction determines how much property tax revenue is needed. Officials calculate the local tax **levy** by subtracting all non-property tax revenue from the total proposed budget.

$$\begin{array}{r}
 \text{Total Proposed Local Budget} \\
 - \text{Non-Property Tax Revenue (state aid, fees, etc.)} \\
 \hline
 = \text{Property Tax Revenue Needed (levy)}
 \end{array}$$

The levy is spread among all taxable properties according to their **tax capacity**. (A property's tax capacity is calculated by multiplying its taxable market value by its class rate.)

$$\text{Tax Capacity} = \text{Taxable Market Value} \times \text{Class Rate}$$

The **local property tax rate** is calculated by dividing the property tax revenue needed by the jurisdiction's total tax capacity.

$$\text{Local Tax Rate} = \frac{\text{Property Tax Revenue Needed (Levy)}}{\text{Total Tax Capacity (For All Properties)}}$$

Finally, the county auditor calculates and applies any credits, voter-approved school referendum levies, and the state general tax (for certain types of property).

By combining the above calculations, we get the **basic formula** to determine the tax due for an individual property.

Taxable Market Value
x Class Rate
<hr/>
= Tax Capacity
x Local Tax Rate
<hr/>
= Base Tax
- Credits
+ Referendum Levy Amounts
+ State General Tax (when it applies)
<hr/>
= Total Property Tax Payable

What is a 'Truth in Taxation' notice?

Truth in Taxation notices are sent to all property owners each November, before local governments finalize their budgets for the coming year.

This notice is meant to help you understand how property taxes are determined and how you can get involved with local budgeting and taxation. It provides information about your property's:

- Value and classification
- Tax amounts for the current year
- Estimated taxes for the coming year under the local budgets being proposed

The notice also tells you when local officials will hold public meetings to discuss and finalize their budgets. These meetings are an opportunity to voice your opinion about the proposed spending.

You cannot appeal your property's market value, classification, or proposed taxes at these meetings. (For more information, see Fact Sheet 3, *How to Appeal Your Value and Classification*.)

What is a Property Tax Statement?

Property tax statements are mailed to all property owners by March 31 of each year.

The statement tells you how much property tax you owe for the year. It provides an itemized list of all your local property taxes (city or town, county, school district, etc.) It also will include any special assessments on your property, such as tax on "contamination value" or special assessments for road improvements.

Note: Your property's value and classification from the previous year are used to calculate the tax amount. You cannot appeal your tax amount.

When are my property taxes due?

Most property taxes are due on May 15 and October 15 (paid in equal installments).

If your total property tax is \$100 or less, the full amount is due on May 15.

If your property is classified as **agricultural**, the second payment is not due until November 15.

What can I get more information?

If you have questions or need more information:

- Refer to other fact sheets, such as:
 - Fact Sheet 2, *Estimating Market Value*
 - Fact Sheet 3, *How to Appeal Your Value and Classification*.
- Go to www.revenue.state.mn.us and type "property tax fact sheets" into the Search box.
- Contact your County Assessor, Auditor, or Treasurer.

Fourteen Reasons

WHY PROPERTY TAXES VARY FROM YEAR TO YEAR

1. THE MARKET VALUE OF A PROPERTY MAY CHANGE.

- Each parcel of property is assessed at least once every five years and a sales ratio study is done to determine if the property is assessed similarly to like properties. If not, the Commissioner of Revenue may issue an 'order' that would affect the taxable value of a parcel.
- Additions and improvement made to a property generally increases its market value.

2. THE MARKET VALUE OF OTHER PROPERTIES IN YOUR TAXING DISTRICT MAY CHANGE, SHIFTING TAXES FROM ONE PROPERTY TO ANOTHER.

- If the market value of a property increases more or less than the average increase or decrease in a taxing district, the taxes on that property will also change.
- New construction in a taxing district increases the tax base and will affect the district's tax rate.

3. THE STATE GENERAL PROPERTY TAX MAY CHANGE.

- The state legislature directly applies a State General Property Tax to commercial/industrial and season/recreational property classes.

4.

THE CITY BUDGET AND LEVY MAY CHANGE.

- Each year, cities review the needs and wants of their citizens and how to meet those needs and wants. This is called 'discretionary spending' in the city budget. Also included in the budget is non-discretionary spending which is required by state and federal mandates and court decisions and orders.

5.

THE TOWNSHIP BUDGET AND LEVY MAY CHANGE.

- Each March, townships set the levy and budget for the next year.

6.

THE COUNTY BUDGET AND LEVY MAY CHANGE.

- Each year, counties review the needs and wants of their citizens and how to meet those discretionary needs and wants. In addition, also included in the county budget is non-discretionary spending which is required by state and federal mandates and court decisions and orders. As much as sixty to eighty-five percent of the county expenditures are used to deliver mandated services.

7.

THE SCHOOL DISTRICT'S BUDGET AND LEVY MAY CHANGE.

- The Legislature determines basic funding levels for K-12 education and mandates services that schools must perform. On average, approximately seventy percent of school costs are paid by the state.
- Local school districts set levies for purposes including safe school and community education, etc.

8.

A SPECIAL DISTRICT'S BUDGET AND LEVY MAY CHANGE.

- Special districts such as the Metropolitan Council, hospital districts, watershed districts, drainage districts, etc. set levies to balance their budgets.

9.

SPECIAL ASSESSMENTS MAY BE ADDED TO YOUR PROPERTY TAX BILL.

- Water lines, curb and gutter, and street improvements that directly benefit your property may be funded, in whole or in part, through a special assessment that is added to your tax bill.

10. VOTERS MAY HAVE APPROVED A SCHOOL, CITY/TOWNSHIP, COUNTY, OR SPECIAL DISTRICT REFERENDUM.

- Local referendums may be held for local government construction projects, excess operating levies for schools or many other purposes.
- Referendum levies may be spread on the market value or the tax capacity of a property depending on process and type of referendum levy.

11. FEDERAL AND STATE MANDATES MAY HAVE CHANGED.

- Both the state and federal governments require local governments to provide certain services and follow certain rules. These mandates often require an increase in the cost and level of service delivery.

12. AID AND REVENUE FROM THE STATE AND FEDERAL GOVERNMENTS MAY HAVE CHANGED.

- Each year the state legislature reviews and adjusts the level of funding for a variety of aids provided to local governments including Local Government Aid and County Program Aid. The formulas for how aid is determined and distributed among local governments may have changed.
- While direct aid and revenue from the federal government to local governments has declined greatly in recent years, federal revenue continues to be a key portion of the local government revenue stream and that revenue stream may have changed.

13. THE STATE LEGISLATURE MAY HAVE CHANGED THE PORTION OF THE TAX BASE PAID BY DIFFERENT TYPES OF PROPERTIES.

- A change in class rates will require a change in the tax rate to raise the same amount of money.

OTHER STATE LAW CHANGES MAY ADJUST THE TAX BASE.

- ## **14.**
- Fiscal disparities, personal property taxes on utility properties, limited market value, and tax increment financing are example of laws that affect property taxes.

Glossary of Terms

CATEGORICAL AID: Aid given to a local unit of government to be used only for a specific purpose.

CIRCUIT BREAKER: See "Property Tax Refund."

CLASS RATES: The percent of market value set by state law that establishes the property's tax capacity subject to the property tax.

COUNTY PROGRAM AID: State property tax relief aid to counties, distributed with a formula based on needs (households on foodstamps, age of the population, number of serious crimes) and tax base equalization for counties with smaller tax bases.

EDUCATION AID: The total amount of state dollars paid for K-12 education. This aid is paid to the school districts.

FISCAL DISPARITIES: A program in the Twin Cities metropolitan area and on the iron range in which a portion of the commercial and industrial property value of each city and township is contributed to a tax base sharing pool. Each city and township then receives a distribution of property value from the pool based on market value and population in each city.

GENERAL PURPOSE AID: Aid given to units of government to be used at their own discretion. Examples are Local Government Aid and County Program Aid.

HIGHWAY AID: Motor fuels tax and license tab money the state distributes to counties, cities and townships for highways and bridges.

HOMESTEAD: A residence occupied by the owner.

INDIVIDUAL INCOME TAX: A state tax on the income of residents and non-residents with Minnesota sources of income that is deposited into the state general fund.

LEVY: The imposition of a tax, associated with the property tax.

LEVY LIMIT: The amount a local unit of government is permitted to levy for specific services under state law.

LIMITED MARKET VALUE: A state imposed limit on property value increases for the purpose of calculating property taxes.

LOCAL GOVERNMENT AID (LGA): A state government revenue sharing program for cities with low property wealth or high service burdens that is intended to provide an alternative to the property tax.

LOCAL SALES TAX: A local tax, authorized by the state, levied on the sale of goods and services to be used for specific purposes by the local government.

LOCAL TAX RATE: The tax rate usually expressed as a percentage of tax capacity, used to determine the property tax due on a property.

MARKET VALUE: An assessor's estimate of what property would be worth if it were sold.

MARKET VALUE AGRICULTURE CREDIT: A state credit to reduce the property tax paid by agricultural homesteads to the local taxing jurisdiction.

MARKET VALUE HOMESTEAD CREDIT: The Market Value Homestead Credit (MVHC) program was eliminated during the 2011 Special Session for taxes payable in 2012 and beyond. The credit was replaced with a *market value exclusion* (defined below). This guide describes the (MVHC) reimbursement program. The program was designed to provide state-paid property tax relief to owners of certain qualifying homestead property.

MARKET VALUE HOMESTEAD EXCLUSION: The exclusion reduces the taxable value of qualifying homesteads. Despite the decreased taxable value, taxes will increase on most properties including apartments and businesses and is independent of any action taken by local governments. The exclusion provides for a portion of each home's market value to be excluded from its value for property tax calculations. The amount of value excluded is directly proportional to the MVHC the home received under the old law. In this way, each home contributes a smaller amount to each taxing jurisdiction's tax base. The tax rate tends to be a little higher because of the reduced tax base, which is why taxes increase for the other types of property. The tax burden on any given homestead could be lesser or greater depending upon the mix of properties in the jurisdiction and the level of the tax rate.

PROPERTY TAX: A tax levied on any kind of property.

PROPERTY TAX REFUND: A partial property tax refund program for those who have property taxes out of proportion with their income. This program is available to homeowners and renters.

SALES RATIO STUDY: A study conducted by the Department of Revenue of open market property sales, which is then compared to local assessments to ensure that local assessments adequately reflect the market.

STATE GENERAL PROPERTY TAX: A state-imposed property tax on commercial, industrial, and seasonal recreational properties.

STATE SALES TAX: A state tax (6.5%) levied on the sale of goods and services that is deposited into the state general fund.

TAX CAPACITY: The valuation of property based on market value and class rates, on which property taxes are determined.

Revised October 2014



Association of Minnesota Counties
125 Charles Avenue
Saint Paul, MN 55103-2108
Main Line/Switchboard: 651.224.3344 Fax: 651.224.6540
www.mncounties.org

WHO HAS TAXING AUTHORITY?

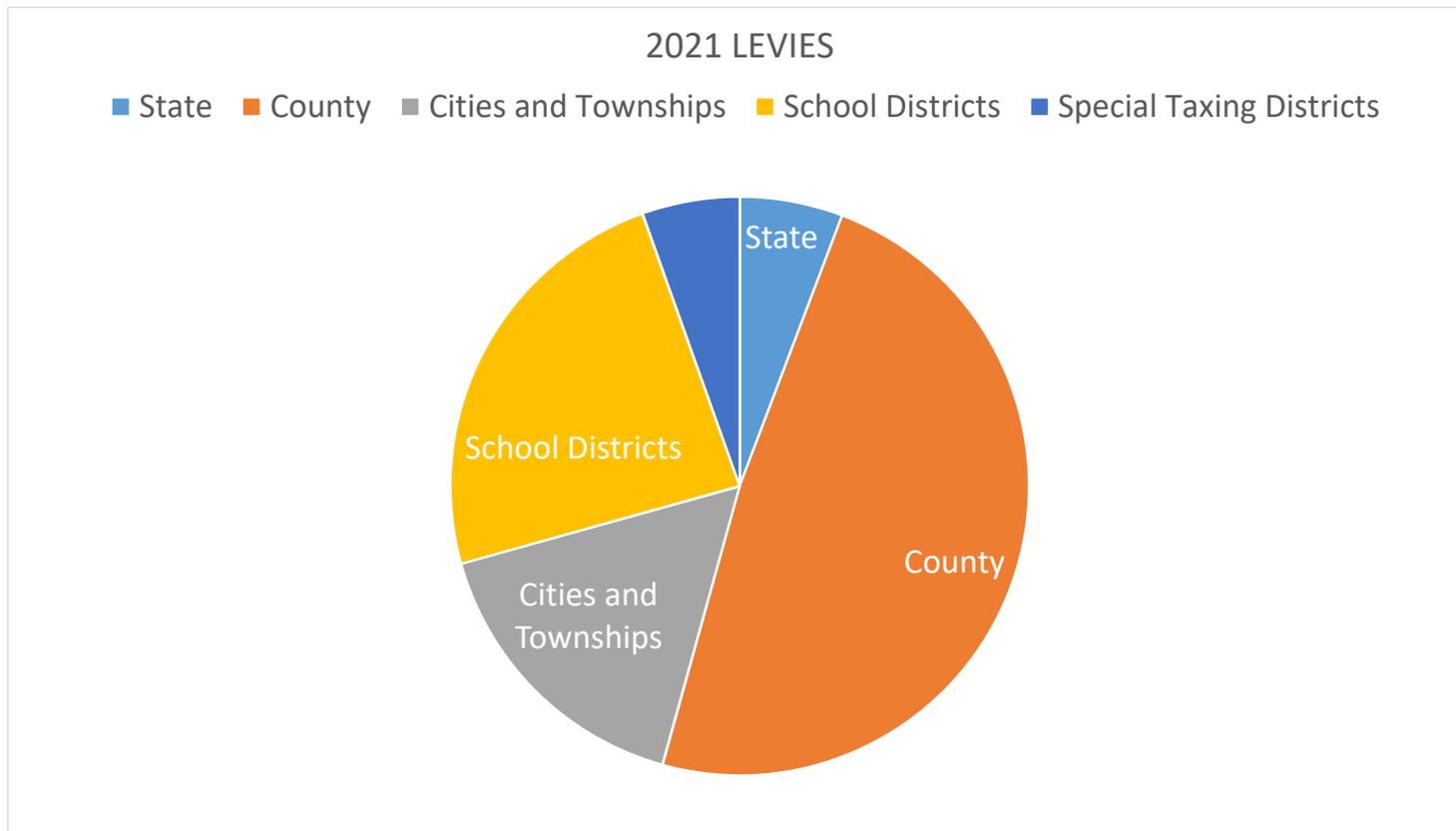
Taxing Authority

2021

State	\$ 3,418,732	5.8%
County	\$ 28,790,977	48.5%
Cities and Townships	\$ 9,702,393	16.4%
School Districts	\$ 14,158,076	23.9%
Special Taxing Districts	\$ 3,237,058	5.5%
	<u>\$ 59,307,236</u>	100.1%

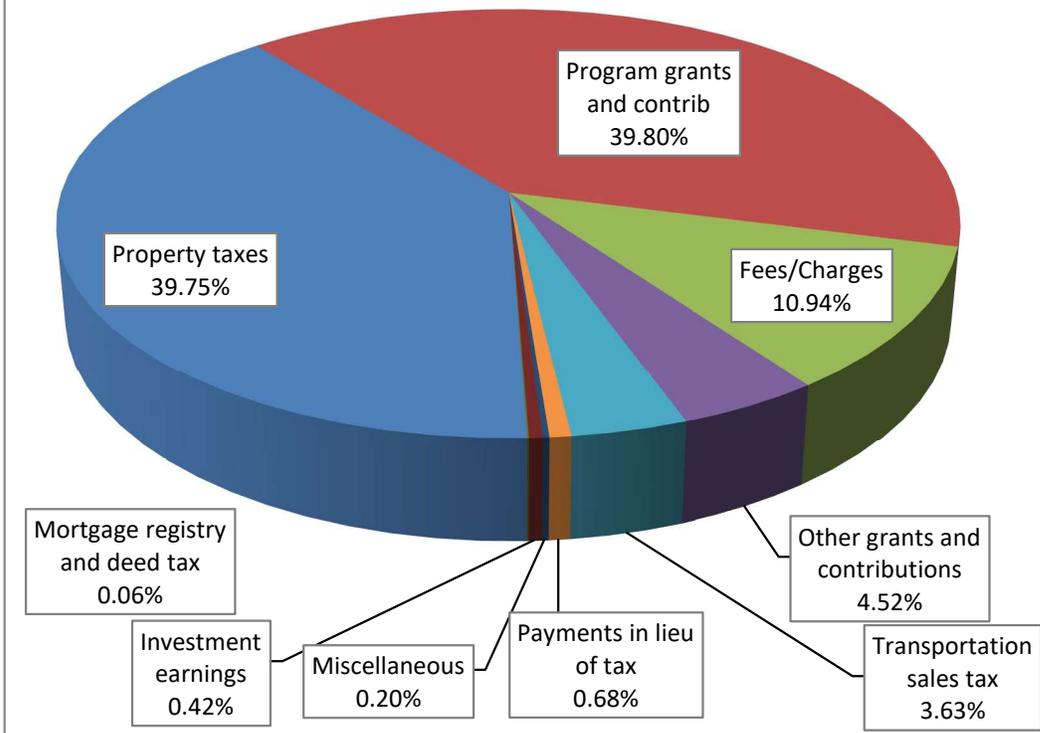
tax rates range from 4.448 to 145.461
 tax rates range from 10.163 to 47.907 (NTC); 0.12618 to 0.18494 (RMV)
 tax rates range from 0.176 to 24.195

Arrowhead Regional Development Commission (ARDC) (County-wide)	61,384.00
Cloquet Area Fire/Ambulance District	2,913,065.71
Moose Lake-Windemere Sanitary Sewer District	7,558.01
Western Lake Superior Sanitary District (WLSSD)	-
Moose Lake Fire Protection District	172,356.50
Northwest Carlton County Ambulance District	59,578.72
Big Lake Area Sanitary District	23,115.00
	<u>3,237,057.94</u>

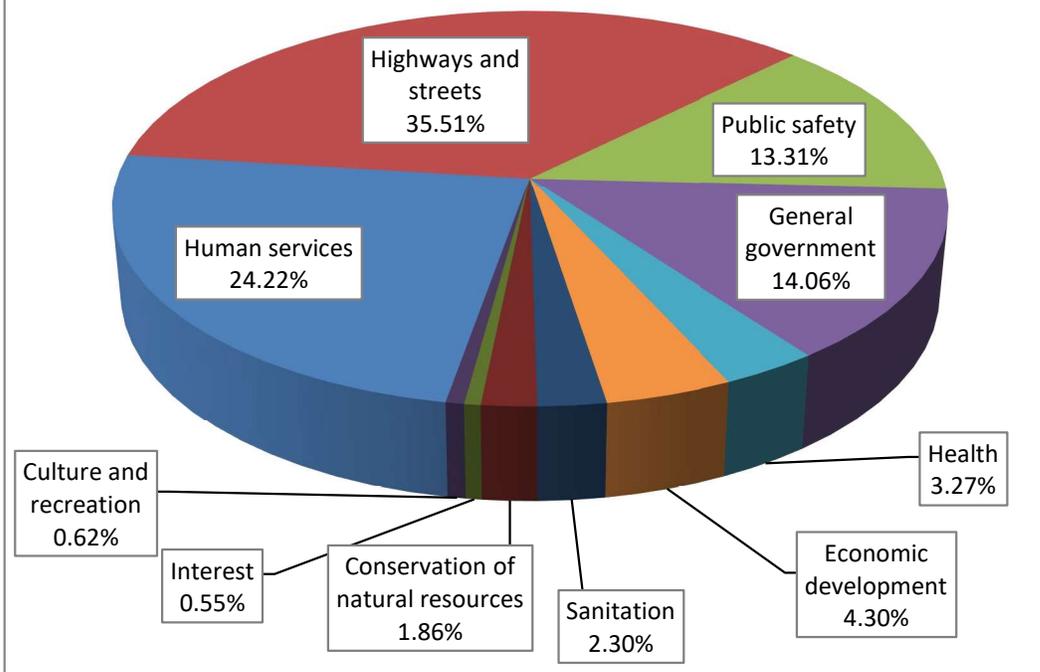


Carlton County's 2020 Governmental Funds' Finances

Where it comes from . . .



Where it goes . . .



Carlton County
 Auditor/Treasurer
 Kevin DeVriendt
 PO Box 130
 Carlton, MN 55718
 www.co.carlton.mn.us

Taxpayer # 123456

CARLTON COUNTY TAXPAYER
 123 ITS ALL OK IN CLOQUET DR
 CLOQUET MN 55720

Property Information

Property ID:
 01-234-5678

Property Description:
 CITY OF CLOQUET

PROPOSED TAXES 2022		
THIS IS NOT A BILL. DO NOT PAY.		
Step	VALUES AND CLASSIFICATION	
	Taxes Payable Year	2021 2022
1	Estimated Market Value	243,700 253,000
	Homestead Exclusion	15,307 14,470
	Other Exclusions	0 0
	Taxable Market Value	228,393 238,530
	Class:	RES HMSTD RES HMSTD
Step	PROPOSED TAX	
2	Property Taxes before credits	4,278.00
	School building bond credit	.00
	Agriculture market value credit	.00
	Other credits	.00
	Property Taxes after credits	4,278.00
Step	PROPERTY TAX STATEMENT	
3	Coming in 2022	
The time to provide feedback on PROPOSED LEVIES is NOW It is too late to appeal your value without going to Tax Court.		

Proposed Property Taxes and Meetings by Jurisdiction for Your Property			
Contact Information	Meeting Information	Actual 2021	Proposed 2022
State General Tax	No public meeting	.00	.00
Carlton County Carlton County Auditor PO Box 130 Carlton MN 55718-0130 (218) 384-9127 www.co.carlton.mn.us	12/14/2021 6:00 p.m. Meeting Room Transportation Bldg 1630 County Road 61	1,872.62	1,954.51
City of Cloquet City Administrator 101 14th Street Cloquet MN 55720 (218) 879-3347	12/07/21 6:00 p.m. Council Chambers Cloquet City Hall 101 14th Street	264.40	274.43
School District: 94 Voter Approved Levies Other Levies School Superintendent 302 14th St Cloquet MN 55720 (218) 879-6721	12/13/21 6:00 p.m. Board Room Garfield Building 302 14th St	600.72 882.52	453.46 1,005.23
Special Taxing District(s): CLOQUET AREA AMB DISTRICT 508 CLOQUET AVE CLOQUET MN 55720 218-499-4258	12/09/21 7:00 p.m. SCANLON COMM CENTER 2801 DEWEY AVE CLOQUET MN 55720	556.74	590.37
	CLOQUET AREA FIRE DIST 508 CLOQUET AVE CLOQUET MN 55720 218-499-4258		12/09/21 7:00 p.m. SCANLON COMM CENTER 2801 DEWEY AVE CLOQUET MN 55720
Tax Increment Tax		.00	.00
Fiscal Disparity Tax		.00	.00
Total excluding any special assessments		4,177.00	4,278.00 2.4 %

CARLTON COUNTY
PROPOSED COMPARISON OF LEVIES BY FUND
September 27, 2021

	2021 Levy	2022 Levy Needs	Fund Balance Change	2022 Proposed Levy	\$ Change	% Change
Revenue	17,096,964	18,071,841	449,061	18,520,902	1,423,938	8.33%
Road & Bridge	3,157,787	3,993,921	-836,134	3,157,787	0	0.00%
Human Svcs	7,764,056	8,643,572	-879,516	7,764,056	0	0.00%
Debt Redemption	772,170	759,780	0	759,780	-12,390	-1.60%
Economic Development	0	3,588	-3,588	0	0	0.00%
Total	28,790,977	31,472,702	-1,270,177	30,202,525	1,411,548	4.90%

2022 PRELIMINARY BUDGET
September 27, 2021

<u>DEPARTMENT</u>	<u>BUDGETED EXPENDITURES</u>	<u>BUDGETED REVENUES</u>	<u>LEVY ALLOCATION</u>	<u>USE OF FUND BALANCE</u>	<u>ACTUAL LEVY</u>
001 BOARD COMMISSIONERS	660,985	1,946,962	(1,285,977)	(378,000)	(907,977)
010 RESTORATIVE JUSTICE	336,587	81,500	255,087	(6,801)	261,888
015 COURT ADMINISTRATOR	201,000	-	201,000	-	201,000
020 DISTRICT COURT	6,414	-	6,414	-	6,414
026 LAW LIBRARY	35,000	45,000	(10,000)	(10,000)	-
040 COUNTY AUDITOR	1,297,796	584,100	713,696	-	713,696
045 MOTOR VEHICLE	436,332	327,000	109,332	-	109,332
055 COUNTY ASSESSOR	821,988	-	821,988	-	821,988
060 GENERAL OPERATIONS	728,940	80,064	648,876	-	648,876
065 CNTY COORDINATOR/HR	575,990	4,200	571,790	-	571,790
070 INFO TECHNOLOGY	1,291,953	5,000	1,286,953	-	1,286,953
075 GIS	255,904	54,714	201,190	-	201,190
090 COUNTY ATTORNEY	1,447,411	18,000	1,429,411	-	1,429,411
095 CTY ATT VICTIM SERVICE	98,053	71,200	26,853	-	26,853
104 COUNTY RECORDER	555,602	280,000	275,602	(50,000)	325,602
107 COUNTY SURVEYOR	15,000	-	15,000	-	15,000
116 BUILDING MAINTENANCE	1,340,763	30,080	1,310,683	-	1,310,683
120 VETERANS SERVICE	334,585	10,000	324,585	4,500	320,085
125 CHILD & FAMILY INITIATIVES	445,418	161,232	284,186	7,406	276,780
130 ZONING AND ENV SVCS	464,796	157,284	307,512	-	307,512
200 COUNTY SHERIFF	4,228,951	689,308	3,539,643	27,724	3,511,919
205 COURT SECURITY	136,453	-	136,453	-	136,453
210 COMMUNICATIONS	1,268,386	227,800	1,040,586	(127,538)	1,168,124
225 COUNTY CORONER	112,000	-	112,000	-	112,000
230 BOAT AND WATER SAFETY	12,772	9,772	3,000	-	3,000
235 SNOWMOBILE SAFETY	5,070	5,070	-	-	-
250 COUNTY JAIL	2,668,220	40,700	2,627,520	-	2,627,520
280 EMERGENCY MANAGEMENT	139,764	23,670	116,094	-	116,094
285 EMERGENCY MEDICAL SERV	87,725	-	87,725	-	87,725
290 ANIMAL CONTROL	15,000	-	15,000	-	15,000
390 TRANSFER STATION	1,579,748	1,717,500	(137,752)	-	(137,752)
395 WASTE RECYCLING	298,005	228,300	69,705	-	69,705
450 COMMUNITY CORRECTIONS	2,065,153	-	2,065,153	-	2,065,153
501 ARROWHEAD LIBRARY	152,490	-	152,490	-	152,490
502 CNTY HISTORICAL SOCIETY	40,000	-	40,000	-	40,000
520 PARKS & RECREATION	61,222	20,000	41,222	-	41,222
525 GRANT IN AID TRAILS	234,000	234,000	-	-	-
601 COUNTY FAIR ASSOCIATION	37,750	-	37,750	-	37,750
602 SOIL & WATER	178,936	-	178,936	-	178,936
625 COUNTY EXTENSION OFFICE	253,718	25,000	228,718	-	228,718
630 WEED INSPECTOR	7,913	400	7,513	-	7,513
635 UNREFUNDED GAS TAX	8,200	8,200	-	-	-
640 TIMBER DEVELOPMENT	20,000	20,000	-	-	-
645 RESOURCE DEVELOPMENT	56,520	56,520	-	-	-
680 WATER PLAN	262,134	192,842	69,292	20,337	48,955
690 AIRPORT COMMISSION	4,422,795	4,339,494	83,301	-	83,301
701 RAIL AUTHORITY	8,300	8,300	-	-	-
702 ARDC (PASS-THRU)	63,311	-	63,311	63,311	-
	<u>29,775,053</u>	<u>11,703,212</u>	<u>18,071,841</u>	<u>(449,061)</u>	<u>18,520,902</u>
300 ROAD AND BRIDGE	14,581,265	10,587,344	3,993,921	836,134	3,157,787
400 HUMAN SERVICES	22,552,397	13,908,825	8,643,572	879,516	7,764,056
800 DEBT REDEMPTION	1,379,780	620,000	759,780	-	759,780
650 FORFEITED TAX	484,262	484,262	-	-	-
001 ECONOMIC DEVELOPMENT	627,058	623,470	3,588	3,588	-
	<u>69,399,815</u>	<u>37,927,113</u>	<u>31,472,702</u>	<u>1,270,177</u>	<u>30,202,525</u>

ECONOMIC FACTORS AND THE 2022 BUDGET AND LEVY

Of all the factors that affect your individual property taxes, your County Board controls ONLY the County Budget and Levy.

Carlton County's elected and appointed officials considered many factors when setting the proposed 2022 budget and levy.

General Wage Increase 3%.

Additional positions and changes to existing positions in the County are minimal.

Health Insurance Decreased 5%

MCIT Property/Casualty and Worker's Compensation Insurance increase 6%

Levy for Jail/Justice Center project bonding \$428,000.

Increase of 4.90 % for property taxes to be levied in 2022

Carlton County Contacts

For tax questions

Kevin DeVriendt, Auditor/Treasurer
Kevin.DeVriendt@co.carlton.mn.us

(218) 384-9127

For valuation/classification questions

Kyle Holmes, County Assessor
Kyle.holmes@co.carlton.mn.us

(218) 384-9149

Carlton County Website

www.co.carlton.mn.us

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Question/Feedback

News Flash

November 2019

For information on properties and property taxes, click on the “Parcel Informaton” button

Minnesota Department of Revenue

Working together to fund Minnesota's future



Top Tasks

- [Where's My Refund?](#)
- [Make a Payment](#)
- [Log in to e-Services](#)
- [Register for a Tax ID](#)
- [Calculate a Sales Tax Rate](#)
- [Find a Form](#)



COVID-19 Penalty Relief

You may ask us to cancel or reduce filing or payment penalties if you have a reasonable cause or are negatively affected by the COVID-19 pandemic. For more information, see [Our Response to COVID-19](#).



Tax Law Update

We're evaluating how a recent state law change aligns Minnesota's tax code with federal expensing rules for Section 179 business property for 2020 and, in some cases, previous tax years. For more information, see [Tax Law Changes](#).



Check Your Refund Online

Get the latest information on where your income tax or property tax refund is in the process, or when we sent it to you. For details, [go to Where's My Refund?](#)

FEATURED VIDEO



[Check out our other videos.](#)

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Individuals

We offer information and resources to help individuals:

- File and pay Minnesota income taxes
- Claim property tax refunds
- Change Minnesota Withholding Tax
- Learn about other taxes and refunds

Top Tasks

[+]

Individual Income Tax

[+]

Property Tax Refunds (PTR)

[-]

[Property Tax Refund Home](#)

[Find a Form](#)

[Homeowner's Homestead Credit Refund](#)

[CRP Information for Landlords](#)

[Renter's Property Tax Refund](#)

Property Tax Refund

Minnesota has two types of Homestead Credit Property Tax Refund programs for homeowners:

- Regular – based on our income and property taxes
- Special – based on how much your property tax increased

You may qualify for either or both of these refunds.

TYPE OF REFUND	REQUIREMENTS TO CLAIM THE REFUND
Regular	<ul style="list-style-type: none">• You owned and lived in your home on January 2, 2021• Your household income for 2020 was less than \$116,180
Special	<ul style="list-style-type: none">• You owned and lived in the same home on January 2, 2020, and on January 2, 2021• Your home's net property tax increased by more than 12% from 2020 to 2021• The net property tax increase was at least \$100• The increase was not because of improvements you made to the property

File online at www.revenue.state.mn.us or call (651) 296-3781 to have the forms mailed to you.

Property Tax Deferral for Senior Citizens

Property Tax Deferral for Senior Citizens may allow you to defer a portion of the property taxes you owe.

Qualifications

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To qualify, all of these must be true:

- You are 65 or older in the year you apply. If married, one of you is 65 or older and the other is at least 62.
- Your household income is \$60,000 or less.
- You have owned and lived in your home for the last 15 years.
- Your home has been homesteaded for 15 years.
- You do not have a reverse mortgage, a life estate, or any state or federal liens on your property.
- Other liens against your property are less than 75% of the estimated market value.

How it Works

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The property tax you pay will be 3% of your total household income based on your prior year income. The state pays the remainder as a loan.

When you sell your home or voluntarily cancel the deferral, you must repay the loan plus interest. The interest rate varies but does not exceed 5%.

We will apply certain refunds and payments you are due to your loan.

How to Apply

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Apply by November 1 to defer your property taxes the following year. You may apply in the year you turn 65. Once accepted, you do not need to reapply yearly.

For more information, go online at www.revenue.state.mn.us or call (651) 556-6091.