

## What is a homestead credit?

A homestead credit is a statutory reduction to the general property tax for certain property that is occupied as a person's primary place of residence.

## How does a property I own qualify for a homestead credit?

To qualify for a homestead credit, you must meet **all** of the following requirements:

- You *must* be one of the owners of the property, or be a qualifying relative of at least one of the owners. To be a qualifying relative of the owner, you must be the owner's son, son-in-law, daughter, daughter-in-law, stepchild, parent, parent-in-law, stepparent, grandchild, grandparent, grandparent-in-law, brother, brother-in-law, sister, sister-in-law, aunt, uncle, niece, or nephew.
- You *must* occupy the property as your primary place of residence.
- You *must* be a Minnesota resident. (If the property is the primary residence of a qualifying relative of an owner, it is not necessary for the owner to be a Minnesota resident.)

## What do I have to do to receive a homestead credit for my property?

To receive a homestead credit, you must comply with all of the following requirements:

- You *must* qualify for homestead as outlined above. You will be required to show proof of ownership and may be required to show proof of occupancy.
- You *must* file an initial homestead application at the City of Bloomington Assessor's Office.
- You *must* provide the names and Social Security numbers of *all* of the owners of the property, and if the property is not owner occupied, the names and Social Security numbers of the owner's relatives who occupy the property as their primary place of residence.
- *All* of the owners and, if the property is not owner occupied, *all* of the owners' relatives occupying the property *must* sign an initial homestead application.

## Why must I provide my Social Security number?

Even though Social Security numbers are private information, under Minnesota state law, they must be provided before a homestead credit will be granted. Social Security numbers will be used to determine if owners or relatives of owners have applied for more than one homestead in the state.

## Can I file for homestead on more than one property?

To be eligible for full homestead benefits, you must meet all of the qualifications for homestead on or before January 2 in the year for which you are applying.

You may also be eligible for full homestead benefits if you meet all of the qualifications for homestead on or before December 1 in the year for which you are applying. This is often called a 'midyear' homestead.

In addition to your own homestead, you may be able to obtain a homestead for any property you own in which a qualifying relative lives as his or her primary place of residence. Contact the assessor's office in the city or county where the property is located for further details.

## **Are the homestead credits on all properties the same?**

No. The homestead credit is based on a number of factors. First, the homestead credit changes with the property's market value. Second, not all properties are eligible for a full (100%) homestead credit. Third, there are other credits attached to homesteaded property, such as credits for the blind, disabled, or paraplegic that may also affect the amount of the homestead credit received.

## **How often do I have to apply for the homestead credit?**

After the initial approval, the homestead classification will remain until the property is sold or the owner or the qualifying relative no longer uses it as a primary place of residence. If a different qualifying relative occupies the property, the owner must notify the assessor within 30 days of the change. Upon the sale of the property, a Certificate of Real Estate Value must be filed with the county auditor as required under Minnesota Statute 272.115.

## **What will happen if I fail to comply with the homestead laws or file a false homestead?**

If the assessor is not notified within 30 days that the property has been sold or is no longer being used as a primary place of residence, the homestead will be removed and penalties will be imposed.

Falsifying a homestead is punishable by imprisonment for not more than one year or payment of a fine of not more than \$3,000, or both.

## **Is there anything else I should know about homesteads?**

Every homestead is unique. Some homesteads involve property held under a trust agreement. Other property is purchased with lender requirements that may affect the homestead classification. You are encouraged to contact the Bloomington Assessor's Office with any questions you may have.

Additional printed information about homesteads is available by referring to Minnesota Statute Chapter 273.124.

Assessing personnel are available to help answer your questions Monday through Friday, from 8:00 am. to 4:30 pm. Our phone numbers are listed below.



# Answers to Your Questions About the Homestead Credit

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