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What is a homestead?

A homestead is a tax benefit that may be applied to a property that is occupied as a person's primary place of residence.

How does a property I own qualify for a homestead classification?

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

1. You must be one of the owners of the property; or be a qualifying relative of at least one of the owners*.
2. You must occupy the property as your primary residence, and
3. 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.)

*(*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.)*

Maple Grove Assessing Department
12800 Arbor Lakes Pkwy P.O.Box1180
Maple Grove MN 55311-6180

Tel: (763) 494-6250
Fax: (763)494-6416
www.ci.maple-grove.mn.us

How do I apply for a homestead?

You may apply in person at the Maple Grove Assessing Department or download a copy of the homestead application from our website and mail or fax the application. You need to do the following:

- Complete and sign an application (the occupying relative needs to sign for a relative homestead)
- Provide Social Security numbers of *all* the owners of the property, if not owner occupied, the Social Security numbers of the owner's relatives who occupy the property as their primary residence.
- Present/ attach a copy of warranty deed or contract for deed. (If property is sold on a contract for deed, a certificate of real estate value must accompany the application)
- Present/ attach a copy of certificate of real estate value.

A copy of the homestead application is available at www.ci.maple-grove.mn.us.

Do I have to apply for homestead in person?

If you cannot apply for homestead in person, you may mail or fax your application to us. Please see "How do I apply for homestead?"

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 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.

When should I apply for a homestead?

To qualify for the full-year homestead classification, homeowners must own and occupy their home on or before January 2nd. The filing deadline is January 15th.

Property that does not qualify for homestead on January 2nd, but is purchased and owner-occupied on or before December 1st may qualify for homestead classification. The filing deadline is December 15.

How often do I have to apply for a homestead?

Minnesota property tax laws provide that once the initial homestead application is filed and the property is granted the homestead status, there is no need to refile an annual homestead declaration card again, as long as the property is owned and occupied by the same party. The property will remain homestead until the property is sold or no longer qualifies.

State Law also requires that you **MUST** notify the assessor within 30 days after you sell or change your primary residence.

Can I apply for a homestead on more than one property?

If you own a property that is the primary place of residence of a relative, the property may qualify for a homestead classification. 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.

For more information and/ or an application, contact the assessor in the county or community where the property is located.

How much is my market value homestead credit?

In 2011 the Minnesota Legislature changed the method that is used to determine the homestead benefit for residential homestead properties within the state. The homestead market value credit (HMVC) was replaced with the homestead market value exclusion (HMVE).

How does the homestead market value exclusion work?

Under current statute, only homesteads (defined as owner occupied homes for tax property tax purposes) qualify for the homestead market value exclusion. Homes valued at less than \$76,000 will have 40% of their market value excluded from the property tax calculation. For homes valued at more than \$76,000, the market value homestead exclusion percentage is reduced as the value of the home increases. The homestead market value exclusion is reduced to 0% once a home is valued over \$413,778.



Homesteads FAQs

Every homestead is unique, please contact us with any questions.

Assessing personnel are available to help answer your questions Monday to Friday from 8:00am to 4:30pm. Our contact information is listed below.

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