

What is a homestead?

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

How do I apply for a homestead?

Do I have to apply for homestead in person?

Why must I provide my Social Security number?

When should I apply for a homestead?

How often do I have to apply for a homestead?

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

How much is my homestead credit?

What is a homestead?

A homestead is a tax credit 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.)*

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 homestead credit?

Under the current statute, the maximum amount of the homestead is \$304 for properties with a market value of \$76,000. As the property's market value increases above \$76,000, the amount of credit decreases. At a value of \$413,778 - the homestead credit is reduced to \$0.

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.