



## Tip of the Month – February 2009

### MN Property Tax Refund for Renters and Homeowners

#### **The Renter's Credit (CRP)**

This time of year tenants ask questions about their Certificate of Rent Paid (CRP), also called the Renter's Credit or Renter's Refund. Some basic information:

- Tenants may be eligible for the renter's refund if their household income is under the following limits: 1) for individual renters the limit is \$52,300; 2) for households with dependents the limit increases with family size up to \$73,300; and 3) for seniors (65+) or the disabled the limit is up to \$76,800 with five or more dependents.
- The landlord is required to give tenants a CRP by January 31<sup>st</sup>.
- For a tenant to get this refund, the landlord must complete and return to the tenant a CRP. The CRP must be included with the completed Minnesota Property Tax Refund Return, Form M-1PR.
- **Filing due date is August 17, 2009**  
Returns can be filed up to a year after the due date. After that, you cannot claim a refund. The deadline for the 2008 return is August 16, 2010. The due date for the 2007 property tax return was August 15, 2008 but you have until August 17, 2009 to file.
- If the landlord has not given the tenant their CRP, or has filled it out improperly and refuses to correct it, the tenant can get a Rent Paid Affidavit (RPA) and use it in place of the CRP to get their refund. Make sure that tenants have already made an effort to get their CRP before they get a RPA.

**How to get a RPA :** Tenants should call the tax help line with the following information:

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| • Landlord's name, address and phone number (required information) | • Tenant's daytime phone number                          |
| • Address of rental unit   | • Number of renters in the unit                          |
| • County the property is located in                                | • Whether rent is subsidized (Section 8, HUD, etc.)      |
| • Tenant's Social Security number                                  | • Amount of rent paid per month                          |
| • Tenant's name and present address                                | • Dates rented   |
| • Tenant's spouse's name and Social Security number                | • <b>Note:</b> The department will contact the landlord. |

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#### **Minnesota Property Tax Refund for Homeowners**

- Minnesota has two property tax refund programs for homeowners: the regular property tax refund and the special property tax refund. Homeowners may be eligible for one or both, depending on income and the size of the property tax bill.
- To apply for either or both of these refunds, use Form M1PR, Minnesota Property Tax Refund.
- **Filing due date is August 17, 2009.** Returns can be filed up to a year after the due date. After that, you cannot claim a refund. The deadline for the 2008 return is August 16, 2010. The due date for the 2007 property tax return was August 15, 2008 but you have until August 17, 2009 to file.

**Tax Help line: (651) 296-3781**  
TTY: Call 711 for Minnesota Relay

**Tax help line hours of operation are**  
Monday – Thursday 9:00 a.m. – 4:45 p.m.  
Friday 9:00 a.m. – 12:00 p.m.

**FREE tax help for Low Income Persons: Simply dial 2-1-1 or from a cell phone dial 651-291-0211.**