

Most Frequently Asked Questions

What do I need to do to qualify and apply for a Homestead Classification?

You need to own and occupy a property as your primary principle place of residence.

How do I apply for a Homestead Classification?

- **File for Homestead electronically:** [Hennepin County Online Homestead Application](#)
- **File for Homestead in person:** You may fill out an application in person, or you may [download Homestead Application](#) from the Hennepin County website, and bring it into Robbinsdale City Hall to file for homestead.
- **File for Homestead by mail:** Please [download Homestead Application](#) from the Hennepin County website and mail your application & ownership documentation to:

**Robbinsdale City Hall
4100 Lakeview Ave N
Robbinsdale, MN 55422**

Homestead classifications do not automatically change when owners change. Please include copies of the following: Deed, Certificate of Real Estate Value (you receive these items at the closing) and a picture I.D. Without any ownership documentation, a homestead application cannot be granted.

After you file for Homestead, the City of Robbinsdale will mail you a final verification form, to sign and return to Robbinsdale City Hall within 10 days.

Do all owners have to be present to fill out a homestead application?

In most cases, No, only one (1) owner with the following items needs to come in and fill out a homestead application: Deed, Certificate of Real Estate Value (you receive these items at the closing) and a picture I.D. Homestead Office Hours: Monday - Friday 8:00 am to 4:00 pm.

Can I fill out a Homestead application before I occupy the property?

No, you must own and occupy the property in order to qualify for Homestead. In other words, if you come in on Monday and you're not moving in until Tuesday, your application will be denied. You could either come in on Tuesday or any other day that week.

What happens if my property is not homesteaded?

If you do not homestead your property, you will pay higher property taxes than you need to pay.

Do I need to apply for homestead every year?

No, your homestead classification automatically renews every year as long as you own and occupy the property.

Do I need to tell anyone if I move or the ownership status changes?

YES, it's very important that the County Assessor is notified right away, in fact it's the law. To contact the county assessor's office call (612) 348-3046. If the occupancy or ownership status changes for any reason (moving, separation, divorce, death, etc.) you must notify the Assessor's office within **30 days**. We need this information to keep our records updated and correct.

Isn't it illegal for the Assessor to increase my value so much in one year?

The assessor must value property at 100% of market value each year. Property values change continuously with the changing economic conditions.

When will the value increases stop?

The market dictates property values. If sale prices are increasing the Assessor's market value will increase and if sales prices fall then the Assessor's market values will drop. By law distressed sales (foreclosures and short sales) cannot be used to set assessed market values. Assessor's market values always follow the market.

What does the Assessor look at to determine a property's market value?

Each property is viewed to gather information on all characteristics that affect its market value. Some of the characteristics that an Assessor looks at are location, size, age, quality of construction, and amenities (i.e. walkout basements, fireplaces, and extra baths).

As a resident will I be taxed out of my home, especially if I am on a limited income?

Homesteading residents are eligible for property tax classification tax breaks, refunds and rebates. In Minnesota if you own and occupy your property you receive a tax exemption called the Homestead Classification. This significantly decreases the property taxes for most residents. In addition to this classification residents are eligible to apply for the Regular Property Tax Refund or Special Property Tax Refund. Both of these programs use the M1PR form. The Regular Refund is based on the property owner's income, so if the owner is on a limited income they will receive a refund on the taxes they have paid. The Special Refund is for property owners whose value has increased by more than 12% over last year's taxes. The specific guidelines for each refund are included with the instructions for the M1PR.