



“The Renter’s Refund” and Property Tax Refund

What is the Renter’s Refund (Property Tax Refund)?

Many renters and homeowners can get a refund every year from the State of Minnesota. The amount of your refund depends on:

- how much rent or property tax you paid
- your income and
- how many dependents you have



Who can get a refund?

You can get a refund if:

- You rent and your total household income in 2024 was less than \$75,390 (the income eligibility goes up with each dependent)
OR
- You own your home and your total household income in 2024 was less than \$139,320 (the income eligibility goes up with each dependent) **and**
- You aren’t a dependent on someone else’s 2024 federal tax return, **and**
- You were a full or part year resident of Minnesota in 2024 **and**
- You paid rent in a building which was taxed **OR** you own your home.

NOTE: If you are a homeowner, you **MUST** have a valid social security number to get the property tax refund. If you are a renter, you must have a valid social security number or valid individual tax identification number (ITIN).

How do I get my refund?

- **If you rent**, your landlord must give you a Certificate of Rent Paid (CRP) by January 31, 2025. Starting for 2024 taxes, you need to fill out *Schedule M1RENT* with your Minnesota Income Tax Return to get the renter’s credit. Before, you had to fill out a separate *Form M-1PR*.
- **If you own**, use your Property Tax Statement. Get the separate tax form called the *2024 Form M-1PR, Homestead Credit Refund (for Homeowners)*.
- If you own a mobile home and pay rent for a lot, use *Form M-1PR* to claim a property tax refund. Also file *Schedule M1RENT* to claim the renter’s credit for the lot rent.
- Call (651) 296-3781 to get a form, or write to: Minnesota Tax Forms, Mail Station 1421, 600 N. Robert St., St. Paul, MN 55146-1421.

You can also get all forms and information to file online at www.revenue.state.mn.us.

- If are a homeowner filing *Form M-1PR* and you want to file by regular mail, fill out the form, and send it. It is due August 15, 2025. Send it to:
Minnesota Property Tax Refund
Mail Station 0020
600 N. Robert St.
St. Paul, MN 55146-0020
- You should get your refund within 60 days after you file or after September 30 for homeowners. Whichever is later.
- You can get your refund up to 30 days earlier if you:
 - File electronically
 - Choose direct deposit option. This means the money is put right into your bank account.
 - Include all documentation needed. This includes your CRP if you rent.

Homeowners can file *Form M-1PR* up to 1 year late. To claim your 2024 refund, you have until August 15, 2026, to file.

What if my landlord doesn't give me the CRP?

- Call the landlord and ask for one. If that does not work, write a letter to the landlord to ask for it and say that s/he can be fined \$100 for each CRP not provided. State the amount of rent you paid for the year. Keep a copy of your letter.
- If your landlord still won't give you the CRP, call the Department of Revenue at (651) 296-3781. Ask them to contact the landlord and charge a fine if the landlord still does not send it to you.
- The Department of Revenue can give you a Rent Paid Affidavit to fill out instead of a CRP. You need receipts or some other proof of how much rent you paid. If you don't have receipts, use a lease, mail that you have gotten, or anything else that shows you lived there and paid the rent. If you can show that you lived there, and what the rent amount was, argue that the state should assume the rent was paid.

Where can I get help with tax forms?

If you have a low income, a disability, or are a senior citizen, you can get free help. To find a help site near you, call the Department of Revenue at (651) 297-3724 or United Way, statewide, at 2-1-1.



Fact Sheets are legal information NOT legal advice. See a lawyer for advice.

Don't use this fact sheet if it is more than 1 year old. Ask us for updates, a fact sheet list, or alternate formats.

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