

When is a Certificate of Real Estate Value (eCRV) required?

A Certificate of Real Estate Value (eCRV) must be filed when Minnesota real property is sold or otherwise conveyed for consideration **greater than \$1,000**. Consideration includes the amount of any debt assumed.

Documents requiring an eCRV

- Warranty Deed
- Limited Warranty Deed
- Contract for Deed (including any amendments that change contract price)
- Deed following satisfaction of Contract for Deed when the requirements in [Laws 2017, Chapter 16](#), Section 2 are not met
- Deed assigning a vendee's new interest in a Contract for Deed
- Quit Claim Deed
- Trustee's, Conservator's, or Executor's Deed
- Personal Representative's Deed
- Post-Foreclosure Bank Sale

Documents NOT requiring an eCRV

- Deeds to government agencies for right-of-way purposes
- Deed in Lieu of Foreclosure
- Easements
- Drainage Agreements
- Sheriff's Certificate of Sale
- Mortgages, Mortgage Amendments, Satisfactions, or Releases
- Cancellation or Amendment to a Contract for Deed
- Cemetery Deeds
- Leases
- Wills
- Affidavit of Survivorship
- Deeds for Severed Minerals or Standing Timber
- Decree of Court on Condemnation Proceedings
- Quit Claim Deed assigning a vendor's interest in a Contract for Deed
- A deed recognized as a "Designated Transfer" under [Minnesota Statute 287.20, subd. 3a.](#)
- Deed following satisfaction of Contract for Deed when the requirements in [Laws 2017, Chapter 16](#), Section 2 are met

Homestead requirement:

If an eCRV is required for the newly acquired property, the new owner cannot apply for homestead until the eCRV has been filed.

Social Security Number requirement:

The eCRV must contain the social security number(s) or the federally issued tax identification number(s) of all buyers and sellers. A legal entity can apply for a federal tax identification number using federal form W-7.

Exceptions:

1. A spouse who is not an owner of record but is releasing their marital interest in the real property is not required to submit a social security number provided the deed contains a statement such as:

"(Name of Spouse) claims no ownership interest in the real property being conveyed and is executing this instrument solely to release and convey a marital interest, if any, in the real property."

2. For religious objectors described in Internal Revenue Code 1402, written documentation must be submitted to the county to show that the Social Security Administration approved the religious objection through Form 4029.