

MINNESOTA • REVENUE

PROPERTY TAX Green Acres Modification

February 23, 2009

Department of Revenue
Analysis of H.F. 635 (Hosch)

	Yes	No
DOR Administrative Costs/Savings		X

	Fund Impact			
	<u>F.Y. 2010</u>	<u>F.Y. 2011</u>	<u>F.Y. 2012</u>	<u>F.Y. 2013</u>
		(000's)		
General Fund	\$0	unknown	unknown	\$0

Effective day following final enactment.

EXPLANATION OF THE BILL

M.S. 273.111, the agricultural property tax preferential valuation statute, is commonly referred to as “green acres”. This statute allows for farm land to be valued for agricultural purposes, rather than highest and best use.

The 2008 omnibus tax bill made a number of changes to green acres provisions, including removing land enrolled in state and federal conservation programs and class 2b rural vacant land. A transition provision was added for land that no longer qualified under the new law.

This bill extends the deadline for withdrawal from the program under clause (1) from January 2, 2009 to May 1, 2010. Clause (1) withdrawals require the payback of the average of the last three years deferral of taxes multiplied by three. Taxpayers must submit a notice of intent to withdraw under clause (1) to the assessor by December 31, 2009. The multiplier is seven for property withdrawn after May 1, 2010.

REVENUE ANALYSIS DETAIL

- The number of acres changing classification under the provisions of the bill is not known. Some counties may enter or exit the green acres program as a result of these changes.
- An unknown percentage of non-tillable acres is pasture and other agricultural use. The changes in land value as a result of this bill would inversely alter tax rates on all property in affected jurisdictions.
- Net taxes on homestead property would change, resulting in changing property tax refunds by an unknown amount during the 16 month period of the extension in the bill. **Assuming most other collocated properties are homesteads, a \$1,000 decrease in the market value of farmland results in a PTR increase of \$0.35. There is currently \$9.6 billion of green acres exclusion in payable 2009.**

Number of Taxpayers: Owners of qualifying class 2 property would be directly affected.

Source: Minnesota Department of Revenue
Property Tax Division – Research Unit
http://www.taxes.state.mn.us/taxes/legal_policy