

Class Rate Percentages of Real and Personal Property by Property Type

Assessment Years 2025 to 2026/Payable Years 2026 to 2027

AY2025/PY2026			AY2026/PY2027		
Class	Real Property Description	Class Rate	Class	Real Property Description	Class Rate
1a	Residential homestead		1a	Residential homestead	
	first \$500,000	1.00%		first \$500,000	1.00%
	over \$500,000	1.25%		over \$500,000	1.25%
	Homestead for Persons who are Blind or have a Disability			Homestead for Persons who are Blind or have a Disability	
	agricultural House, Garage, and 1st Acre (HGA):			agricultural House, Garage, and 1st Acre (HGA):	
1b	first \$50,000	0.45% ³	1b	first \$50,000	0.45% ³
2a	Remaining value to be classified as Agricultural Homestead HGA.		2a	Remaining value to be classified as Agricultural Homestead HGA.	
	agricultural non-HGA:			agricultural non-HGA:	
1b	up to \$50,000 (remainder not utilized by HGA)	0.45% ³	1b	up to \$50,000 (remainder not utilized by HGA)	0.45% ³
2a 2b	Remaining value to be classified as Agricultural Homestead Non-HGA.		2a 2b	Remaining value to be classified as Agricultural Homestead Non-HGA.	
	non-agricultural:			non-agricultural:	
1b	first \$50,000	0.45% ³	1b	first \$50,000	0.45% ³
1a	Remaining value to be classified as Residential Homestead		1a	Remaining value to be classified as Residential Homestead	
1c	Commercial seasonal - residential recreational - under 250 days and includes homestead		1c	Commercial seasonal - residential recreational - under 250 days and includes homestead	
	first \$600,000	0.50%		first \$600,000	0.50%
	\$600,000 to \$2,300,000	1.00%		\$600,000 to \$2,300,000	1.00%
	over \$2,300,000	1.25% ¹		over \$2,300,000	1.25% ¹
1d	Housing for Seasonal Farm Workers (structures only)		1d	Housing for Seasonal Farm Workers (structures only)	
	first \$500,000	1.00%		first \$500,000	1.00%
	over \$500,000	1.25%		over \$500,000	1.25%

2a	Agricultural homestead House, Garage, One Acre: first \$500,000 (minus any 1b Homestead value) over \$500,000	1.00% ³ 1.25%	2a	Agricultural homestead House, Garage, One Acre: first \$500,000 (minus any 1b Homestead value) over \$500,000	1.00% ³ 1.25%
2a	Remainder of Agricultural Homestead classified as 2a - Productive Agricultural: first \$3,800,000 (minus any 1b Homestead value) over \$3,800,000	0.50% ^{2,3} 1.00% ²	2a	Remainder of Agricultural Homestead classified as 2a - Productive Agricultural: first \$3,840,000 (minus any 1b Homestead value) over \$3,840,000	0.50% ^{2,3} 1.00% ²
2b	Remainder of Agricultural Homestead classified as 2b - Rural Vacant: first \$3,800,000 (minus any 1b Homestead value) over \$3,800,000	0.50% ^{2,3} 1.00% ²	2b	Remainder of Agricultural Homestead classified as 2b - Rural Vacant: first \$3,840,000 (minus any 1b Homestead value) over \$3,840,000	0.50% ^{2,3} 1.00% ²
2a	Non-homestead Property classified as 2a - Productive Agricultural:	1.00% ²	2a	Non-homestead Property classified as 2a - Productive Agricultural:	1.00% ²
2a	2a Agricultural Non-Homestead Property owned by Farming Entities with shareholders or members utilizing unused 1st tier Agricultural Homestead Value	0.50% ²	2a	2a Agricultural Non-Homestead Property owned by Farming Entities with shareholders or members utilizing unused 1st tier Agricultural Homestead Value	0.50% ²
2b	Non-homestead Property classified as 2b - Rural Vacant:	1.00% ²	2b	Non-homestead Property classified as 2b - Rural Vacant:	1.00% ²
2b	2b Rural Vacant Non-Homestead Property owned by Farming Entities with shareholders or members utilizing unused 1st tier Agricultural Homestead Value	0.50% ²	2b	2b Rural Vacant Non-Homestead Property owned by Farming Entities with shareholders or members utilizing unused 1st tier Agricultural Homestead Value	0.50% ²
2c	Managed Forest	0.65% ²	2c	Managed Forest	0.65% ²
2d	Private Airport	1.00% ²	2d	Private Airport	1.00% ²
2e	Unmined Commercial Aggregate Deposit	1.00% ²	2e	Unmined Commercial Aggregate Deposit	1.00% ²

3a	Commercial-Industrial and public utility		3a	Commercial-Industrial, Utility-Pipeline, and Railroad	
	first \$150,000	1.50% ¹		first \$150,000	1.50% ¹
	over \$150,000	2.00% ¹		over \$150,000	2.00% ¹
3a	Electric generating public utility machinery	2.00%	3a	Electric generating utility machinery	2.00%
3a	All other public utility machinery	2.00% ¹	3a	All other utility machinery	2.00% ¹
3a	Real property owned in fee by a utility for transmission line right-of-way	2.00% ¹	3a	Real property owned in fee by a utility for transmission line right-of-way	2.00% ¹
4a	Apartment (four or more units, including private for-profit hospitals)	1.25%	4a	Apartment (four or more units, including private for-profit hospitals)	1.25%
4b(1)	Residential non-homestead one to three units that does not qualify for class 4bb	1.25%	4b(1)	Residential non-homestead one to three units that does not qualify for class 4bb	1.25%
4b(2)	Unclassified manufactured homes	1.25%	4b(2)	Unclassified manufactured homes	1.25%
4b(3)	Farm non-homestead containing more than one residence but fewer than four along with the acre(s) and garage(s)	1.25%	4b(3)	Farm non-homestead containing more than one residence but fewer than four along with the acre(s) and garage(s)	1.25%
4b(4)	Residential non-homestead not containing a structure	1.25%	4b(4)	Residential non-homestead not containing a structure	1.25%
4bb(1)	Residential non-homestead of a qualifying single unit on residential land.		4bb(1)	Residential non-homestead of a qualifying single unit on residential land.	
	first \$500,000	1.00%		first \$500,000	1.00%
	over \$500,000	1.25%		over \$500,000	1.25%
4bb(2)	Residential non-homestead for a qualifying single unit on agricultural land		4bb(2)	Residential non-homestead for a qualifying single unit on agricultural land	
	first \$500,000	1.00%		first \$500,000	1.00%
	over \$500,000	1.25%		over \$500,000	1.25%

4bb(3) Residential non-homestead for a qualifying Condominium Type Storage Unit		4bb(3) Residential non-homestead for a qualifying Condominium Type Storage Unit	
first \$500,000	1.00%	first \$500,000	1.00%
over \$500,000	1.25%	over \$500,000	1.25%
4c(1) Seasonal residential recreational commercial		4c(1) Seasonal residential recreational commercial	
first \$500,000	1.00% ¹	first \$500,000	1.00% ¹
over \$500,000	1.25% ¹	over \$500,000	1.25% ¹
4c(2) Qualifying golf courses	1.25%	4c(2) Qualifying golf courses	1.25%
4c(3)i Nonprofit community service oriented organization (Non-Revenue)	1.50%	4c(3)i Nonprofit community service oriented organization (Non-Revenue)	1.50%
Congressionally Chartered Veterans Organization (Non-Revenue)	1.00%	Congressionally Chartered Veterans Organization (Non-Revenue)	1.00%
4c(3)ii Nonprofit community service oriented organization (Donations)	1.50% ¹	4c(3)ii Nonprofit community service oriented organization (Donations)	1.50% ¹
Congressionally Chartered Veterans Organization (Donations)	1.00% ¹	Congressionally Chartered Veterans Organization (Donations)	1.00% ¹
4c(4) Post secondary student housing	1.00% ²	4c(4) Post secondary student housing	1.00% ²
4c(5)i Manufactured home park	1.25%	4c(5)i Manufactured home park	1.25%
4c(5)ii Manufactured home park cooperative		4c(5)ii Manufactured home park cooperative	
over 50% shareholder occupied	0.75%	over 50% shareholder occupied	0.75%
50% or less shareholder occupied	1.00%	50% or less shareholder occupied	1.00%
4c(5)iii Manufactured home park - Class One	1.00%	4c(5)iii Manufactured home park - Class One	1.00%
4c(6) Metro non-profit recreational property	1.25%	4c(6) Metro non-profit recreational property	1.25%
4c(7) Certain leased or privately owned non-commercial aircraft storage hangars (includes land) : on leased land	1.50%	4c(7) Certain leased or privately owned non-commercial aircraft storage hangars (includes land) : on leased land	1.50%

4c(8) Certain leased or privately owned non-commercial aircraft storage hangars (includes land) : on private land	1.50%	4c(8) Certain leased or privately owned non-commercial aircraft storage hangars (includes land) : on private land	1.50%
4c(9) Bed and Breakfast up to 5 units	1.25%	4c(9) Bed and Breakfast up to 5 units	1.25%
4c(10) Seasonal Restaurant on a Lake	1.25%	4c(10) Seasonal Restaurant on a Lake	1.25%
4c(11) Qualifying Marinas:		4c(11) Qualifying Marinas:	
First \$500,000	1.00%	First \$500,000	1.00%
Over \$500,000	1.25%	Over \$500,000	1.25%
4c(12) Non-Commercial Seasonal residential recreational		4c(12) Non-Commercial Seasonal residential recreational	
first \$500,000	1.00% ^{1,2}	first \$500,000	1.00% ^{1,2}
over \$500,000	1.25% ^{1,2}	over \$500,000	1.25% ^{1,2}
4d(1) Qualifying Low Income Rental Housing (per unit)	0.25%	4d(1) Qualifying Low Income Rental Housing (per unit)	0.25%
4d(2) Homestead Community Land Trusts (per unit)	0.75%	4d(2) Homestead Community Land Trusts (per unit)	0.75%
5(1) Unmined or low recovery iron ore	2.00% ¹	5(1) Unmined or low recovery iron ore	2.00% ¹
5(2) All other property not included in any other class	2.00%	5(2) All other property not included in any other class	2.00%

1. State tax is applicable to these classifications

NOTE: For purposes of the state general property tax only, the net tax capacity of non-commercial class 4c(12) seasonal residential recreational property has the following class rate structure:

First \$76,000	0.40%
\$76,000 — \$500,000	1.00%
Over \$500,000	1.25%

NOTE: For purposes of the state general property tax only, the net tax capacity of class 3a property (with the exception of: electric generating public utility machinery, all other public utility machinery, and any machinery, implements and/or tools identified as personal property) has the following class rate structure:

First \$150,000	0.00%
Over \$150,000	2.00%



In addition to the state tax base exemptions referenced by property classification, airport property exempt from city and school district property taxes under M.S. 473.625 is exempt from the state general property tax (MSP International Airport and Holman Field in St.Paul are exempt under this provision).

2. Exempt from referendum market value based taxes.
3. A Homestead for Persons who are Blind or have a Disability is no longer Class 1b throughout the entire property chain. For up to the first tier of \$50,000 the property is identified as Class 1b with excess value identified as either Agricultural Homestead HGA (2a), Agricultural Homestead non-HGA (2a, 2b) or Residential Homestead (1a) and following the remaining rate and tier structures. The Class 1b \$50,000 tier should be considered part of the 2a,2b,1a tier structure and not a seperate classification