

**MINNESOTA CLASS RATE PERCENTAGES OF REAL & PERSONAL PROPERTY BY TYPE  
FOR TAXES PAYABLE IN 2023 & 2024**

CLASS	PROPERTY DESCRIPTION	Pay 2023	Pay 2024	CLASS	PROPERTY DESCRIPTION	Pay 2023	Pay 2024	
1a	<b>Residential Homestead</b>			2c	<b>Managed Forest Land</b>			
	1st \$500,000	1.00%	1.00%			<i>Exempt from Referendum Market Value based taxes.</i>		
	Over \$500,000	1.25%	1.25%			All Value	0.65%	0.65%
1b	<b>Blind/Disabled Homestead</b>			2d	<b>Private Airports</b>			
	1st \$50,000	0.45%	0.45%			<i>Exempt from Referendum Market Value based taxes.</i>		
	1a/2a/2b \$50,000 - \$500,000	1.00%	1.00%			All Value	1.00%	1.00%
1a/2a/2b	Over \$500,000	1.25%	1.25%	2e	<b>Unmined Commercial Aggregate Deposit</b>			
1c	<b>Commercial Seasonal Residential Recreational (Resorts) Under 250 days and includes Homestead</b>					<i>Exempt from Referendum Market Value based taxes.</i>		
	1st \$600,000	0.50%	0.50%			All Value	1.00%	1.00%
	\$600,000 - \$2,300,000	1.00%	1.00%	3a	<b>Commercial / Industrial &amp; Utility-Pipeline, &amp; Railroad</b>			
Over \$2,300,000 <i>Subject to State General Tax</i>	1.25%	1.25%			<i>Subject to State General Tax</i>			
1d	<b>Migrant Housing (Structures Only)</b>					1st \$150,000	1.50%	1.50%
	1st \$500,000	1.00%	1.00%		Over \$150,000	2.00%	2.00%	
	Over \$500,000	1.25%	1.25%	3a	<b>Electric Generating Utility Machinery</b>			
2a	<b>Agricultural Homestead (House, Garage, and One Acre)</b>					All Value	2.00%	2.00%
	1st \$500,000	1.00%	1.00%		3a	<b>All Other Utility Machinery</b>		
	Over \$500,000	1.25%	1.25%			<i>Subject to State General Tax</i>		
2b	<b>Remainder of Farm</b>					All Value	2.00%	2.00%
	<i>Exempt from Referendum Market Value based taxes.</i>			3a	<b>Real Property Owned in Fee by a Utility for Transmission Line Right-Of-Way</b>			
	1st \$1,890,000	0.50%				<i>Subject to State General Tax</i>		
	Over \$1,890,000	1.00%				All Value	2.00%	2.00%
	1st \$2,150,000		0.50%		4a	<b>Apartment (4 or more units, including private for-profit hospitals)</b>		
Over \$2,150,000		1.00%				All Value	1.25%	1.25%
2a	<b>Non-homestead Productive Agricultural</b>			4b(1)		<b>Residential Non-homestead one to three units</b>		
	<i>Exempt from Referendum Market Value based taxes.</i>					All Value	1.25%	1.25%
	All Value	1.00%	1.00%		4b(2)	<b>Unclassified Manufactured Homes</b>		
2a	<b>Agricultural Non-homestead Property owned by Farming Entities with shareholders utilizing unused 1st tier Ag. Homestead Value</b>					All Value	1.25%	1.25%
	<i>Exempt from Referendum Market Value based taxes.</i>			4b(3)		<b>Farm Non-homestead containing more than one residence but fewer than four along with acre(s) and garage(s)</b>		
	All Value	0.50%	0.50%			All Value	1.25%	1.25%
2b	<b>Non-homestead Property Rural Vacant</b>				4b(4)	<b>Residential Non-homestead Vacant Land</b>		
	<i>Exempt from Referendum Market Value based taxes.</i>					All Value	1.25%	1.25%
	All Value	1.00%	1.00%	4bb(1)		<b>Residential Non-homestead Single Unit</b>		
2b	<b>Rural Vacant Non-homestead Property owned by Farming Entities with shareholders utilizing unused 1st tier Ag. Homestead Value</b>					1st \$500,000	1.00%	1.00%
	<i>Exempt from Referendum Market Value based taxes.</i>					Over \$500,000	1.25%	1.25%
	All Value	0.50%	0.50%					

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4bb(2)	<b>Agricultural Non-homestead (House, Garage and One Acre)</b>			4c(5)ii	<b>Manufactured Home Park Cooperative</b>		
	1st \$500,000	1.00%	1.00%		Over 50% shareholder occupied	0.75%	0.75%
	Over \$500,000	1.25%	1.25%		50% or less shareholder occupied	1.00%	1.00%
4bb(3)	<b>Residential Non-homestead Condo Storage Unit</b>			4c(5)iii	<b>Manufactured Home Parks - Class One</b>		
	1st \$500,000	1.00%	1.00%		All Value	1.00%	1.00%
	Over \$500,000	1.25%	1.25%	4c(6)	<b>Metro Non-profit Recreational Property</b>		
4c(1)	<b>Seasonal Residential Recreational Commercial</b>				All Value	1.25%	1.25%
	<i>Subject to State General Tax</i>			4c(7)	<b>Certain Leased or Privately Owned Non-Commercial Aircraft Storage Hangers (Includes land): On Leased Land</b>		
	1st \$500,000	1.00%	1.00%		All Value	1.50%	1.50%
	Over \$500,000	1.25%	1.25%	4c(8)	<b>Certain Leased or Privately Owned Non-Commercial Aircraft Storage Hangers (Includes land): On Private Land</b>		
4c(12)	<b>Non-Commercial</b>				All Value	1.50%	1.50%
	<i>Subject to State General Tax</i>			4c(9)	<b>Bed &amp; Breakfast up to 5 Units</b>		
	<i>Exempt from Referendum Market Value based taxes.</i>				All Value	1.25%	1.25%
	1st \$500,000	1.00%	1.00%	4c(10)	<b>Seasonal Restaurant on a Lake</b>		
	Over \$500,000	1.25%	1.25%		All Value	1.25%	1.25%
4c(2)	<b>Qualifying Golf Courses</b>			4c(11)	<b>Qualifying Marinas</b>		
	All Value	1.25%	1.25%		1st \$500,000	1.00%	1.00%
4c(3)i	<b>Nonprofit Community Service Organizations Non-Revenue</b>				Over \$500,000	1.25%	1.25%
	All Value	1.50%	1.50%	4d	<b>Qualifying Low Income - Land &amp; Buildings</b>		
	Congressionally Chartered Veterans Organizations	1.00%	1.00%		First \$100,000	0.75%	1.25%
4c(3)ii	<b>Donations</b>				Over \$100,000	0.25%	0.00%
	<i>Subject to State General Tax</i>			5(1)	<b>Unmined or Low Recovery Iron Ore</b>		
	All Value	1.50%	1.50%		<i>Subject to State General Tax</i>		
	Congressionally Chartered Veterans Organizations	1.00%	1.00%	All Value	2.00%	2.00%	
4c(4)	<b>Post Secondary Student Housing</b>			5(2)	<b>All Other Property Not Included in Any Other Class</b>		
	<i>Exempt from Referendum Market Value based taxes.</i>				All Value	2.00%	2.00%
	All Value	1.00%	1.00%				
4c(5)i	<b>Manufactured Home Parks</b>						
	All Value	1.25%	1.25%				

**NOTE:** For purposes of the **STATE GENERAL PROPERTY TAX ONLY** the net tax capacity of **Seasonal Residential Recreational (Non-Commercial)** has the following class rate structure:

1st \$76,000	0.40%	0.40%
\$76,000 - \$500,000	1.00%	1.00%
Over \$500,000	1.25%	1.25%

**NOTE:** For purposes of the **STATE GENERAL PROPERTY TAX ONLY** the net tax capacity of **Commercial / Industrial property** (with the exception of electric generating public utility machinery, all other public utility machinery, and any machinery and/or tools identified as personal property) has the following class rate structure:

1st \$150,000	0.00%	0.00%
Over \$150,000	2.00%	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.)