



Who Receives the Renters' Credit?

Like all Minnesotans, Minnesota's renters want safe, affordable homes for themselves and their families. But some Minnesotans earning low wages or on fixed incomes struggle to afford the cost of housing and other basic necessities.

Minnesota has a successful tax policy called the Property Tax Refund (or PTR) that puts a limit on how big a piece of Minnesotans' family budgets can go to property taxes. The Property Tax Refund for homeowners is often called the Circuit Breaker, and the Property Tax Refund for renters is often called the Renters' Credit. The Renters' Credit provides a tax refund to low- and moderate-income renters whose property taxes are considered high for their income level. The Renters' Credit refunds a portion of the property taxes that renters have paid through their rents.

In 2015, about 328,000 Minnesota households received the Renters' Credit.¹ Qualifying households had incomes of \$58,500 or less; however, a substantial majority of households receiving the credit have incomes about \$31,000 or less.

The average amount of Renters' Credit received in 2015 was \$636. Twenty-eight percent of the households receiving the Renters' Credit included senior citizens and/or people with disabilities; they received an average credit of \$702. The share of participating households that include seniors or people with disabilities tends to be higher in Greater Minnesota. In fact, in 12 Greater Minnesota counties, at least one-half of participating households included seniors and/or persons with disabilities.²

Minnesotans in every county receive the Renters' Credit. The table below illustrates the importance of the Renters' Credit to residents of each Minnesota county and for the state as a whole.

Table 1: Renters' Credits Received by County of Residence, Tax Year 2015

County	Total Renters' Credits	Participating Households		Average Renters' Credit	
		Number	Share with Seniors and/or Persons with Disabilities	All Recipients	Seniors and/or Persons with Disabilities
Aitkin	\$241,288	484	52%	\$499	\$544
Anoka	\$11,694,302	16,066	27%	\$728	\$816
Becker	\$708,694	1,300	39%	\$545	\$639
Beltrami	\$1,098,968	2,028	38%	\$542	\$686
Benton	\$1,723,063	3,063	29%	\$563	\$702
Big Stone	\$85,512	174	62%	\$491	\$581
Blue Earth	\$2,148,210	4,163	28%	\$516	\$647
Brown	\$592,903	1,214	44%	\$488	\$578
Carlton	\$867,928	1,425	47%	\$609	\$696
Carver	\$2,541,643	3,713	27%	\$685	\$767
Cass	\$381,234	752	42%	\$507	\$577
Chippewa	\$242,520	562	44%	\$432	\$493

County	Total Renters' Credits	Participating Households		Average Renters' Credit	
		Number	Share with Seniors and/or Persons with Disabilities	All Recipients	Seniors and/or Persons with Disabilities
Chisago	\$1,171,432	1,784	36%	\$657	\$687
Clay	\$1,844,070	3,351	31%	\$550	\$669
Clearwater	\$128,880	271	48%	\$476	\$559
Cook	\$80,516	178	30%	\$452	\$527
Cottonwood	\$183,756	432	43%	\$425	\$471
Crow Wing	\$1,916,150	3,397	35%	\$564	\$650
Dakota	\$17,159,630	23,828	23%	\$720	\$803
Dodge	\$329,201	632	33%	\$521	\$604
Douglas	\$1,146,292	2,109	39%	\$544	\$656
Faribault	\$201,323	476	42%	\$423	\$474
Fillmore	\$326,281	711	42%	\$459	\$552
Freeborn	\$854,009	1,650	41%	\$518	\$626
Goodhue	\$1,315,017	2,266	39%	\$580	\$667
Grant	\$97,300	217	49%	\$448	\$506
Hennepin	\$66,718,876	97,878	22%	\$682	\$744
Houston	\$270,267	638	35%	\$424	\$449
Hubbard	\$352,621	714	46%	\$494	\$550
Isanti	\$1,009,218	1,487	31%	\$679	\$747
Itasca	\$990,342	1,766	43%	\$561	\$647
Jackson	\$116,094	288	40%	\$403	\$495
Kanabec	\$341,386	611	44%	\$559	\$590
Kandiyohi	\$1,481,276	2,699	31%	\$549	\$652
Kittson	\$47,679	118	75%	\$404	\$421
Koochiching	\$251,973	584	49%	\$431	\$494
Lac Qui Parle	\$93,878	228	57%	\$412	\$453
Lake	\$209,527	377	45%	\$556	\$638
Lake of the Woods	\$52,402	118	32%	\$444	\$530
Le Sueur	\$508,564	952	34%	\$534	\$568
Lincoln	\$50,003	133	53%	\$376	\$458
Lyon	\$812,921	1,721	33%	\$472	\$584
McLeod	\$956,071	1,899	33%	\$503	\$624
Mahnomen	\$44,630	99	63%	\$451	\$498
Marshall	\$94,397	218	44%	\$433	\$520
Martin	\$465,902	1,022	45%	\$456	\$532
Meeker	\$466,488	949	37%	\$492	\$570
Mille Lacs	\$600,986	1,121	40%	\$536	\$578
Morrison	\$776,242	1,491	49%	\$521	\$581
Mower	\$1,155,178	2,032	40%	\$568	\$675
Murray	\$82,915	193	38%	\$430	\$572
Nicollet	\$1,029,416	1,835	27%	\$561	\$698

County	Total Renters' Credits	Participating Households		Average Renters' Credit	
		Number	Share with Seniors and/or Persons with Disabilities	All Recipients	Seniors and/or Persons with Disabilities
Nobles	\$460,062	967	34%	\$476	\$538
Norman	\$79,192	152	60%	\$521	\$628
Olmsted	\$5,169,176	8,671	26%	\$596	\$693
Otter Tail	\$1,265,987	2,527	44%	\$501	\$593
Pennington	\$293,861	686	39%	\$428	\$491
Pine	\$549,708	1,004	39%	\$548	\$556
Pipestone	\$93,568	272	43%	\$344	\$378
Polk	\$587,517	1,340	35%	\$438	\$477
Pope	\$216,344	415	54%	\$521	\$615
Ramsey	\$32,535,206	48,582	23%	\$670	\$728
Red Lake	\$47,306	135	27%	\$350	\$385
Redwood	\$291,622	594	43%	\$491	\$658
Renville	\$197,394	432	41%	\$457	\$628
Rice	\$2,041,762	3,256	30%	\$627	\$715
Rock	\$170,511	373	50%	\$457	\$506
Roseau	\$194,503	431	37%	\$451	\$568
St. Louis	\$6,056,103	11,170	42%	\$542	\$631
Scott	\$3,955,979	5,362	22%	\$738	\$824
Sherburne	\$2,150,861	3,291	25%	\$654	\$711
Sibley	\$277,779	544	40%	\$511	\$600
Stearns	\$5,742,089	10,236	25%	\$561	\$706
Steele	\$1,185,710	1,994	36%	\$595	\$681
Stevens	\$192,166	393	39%	\$489	\$600
Swift	\$192,610	437	46%	\$441	\$479
Todd	\$351,953	775	44%	\$454	\$526
Traverse	\$43,463	89	66%	\$488	\$476
Wabasha	\$395,118	773	35%	\$511	\$565
Wadena	\$340,044	723	50%	\$470	\$543
Waseca	\$477,918	964	38%	\$496	\$562
Washington	\$7,428,131	9,975	28%	\$745	\$883
Watonwan	\$168,064	424	40%	\$396	\$505
Wilkin	\$74,654	189	58%	\$395	\$434
Winona	\$1,133,582	2,425	32%	\$467	\$564
Wright	\$2,935,616	4,640	29%	\$633	\$694
Yellow Medicine	\$138,454	363	45%	\$381	\$420
Unknown/Other	\$3,040,652	6,091	15%	\$499	\$671
Statewide Total	\$208,534,039	328,112	28%	\$636	\$702

By Nan Madden and Sarah Orange

¹ The data in this issue brief comes from Minnesota Department of Revenue, Property Tax Research Division, and represent property tax refund claims filed in 2016 for tax year 2015, the most current year for which detailed data are available.

² The starting point for calculating the Renters' Credit is a percentage of the rent paid, which is considered the renter's share of property taxes. Starting with refunds filed in 2012, this percentage of rent decreased from 19 percent to 17 percent, and it is still 17 percent today. In 2013, policymakers increased the maximum refund amount and reduced the "threshold." The threshold is the percentage of income a household must pay in property taxes in order to qualify for a refund, which also affects the size of their refund. In the 2014 Legislative Session, policymakers approved an additional one-time 6 percent increase for Renters' Credits received in 2014 only.