



# Who receives the Renters' Credit?

Like all Minnesotans, Minnesota's renters want safe, affordable homes for themselves and their families. But some folks earning low wages or on fixed incomes struggle to afford the cost of housing and other basic necessities. By providing property tax refunds to qualifying homeowners and renters, the state of Minnesota helps bring down one of the costs of housing and creates a more equitable tax system.

The property tax refund for renters is often called the Renters' Credit. It is a tax refund for 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. The credit is particularly targeted to the state's lowest-income households; over 60 percent of households receiving the credit have incomes of \$40,000 or less.<sup>1</sup> The maximum household income to qualify for the Renters' Credit for the 2021 tax year was \$64,920.<sup>2</sup>

For the 2021 tax year, more than 295,000 Minnesota households received the Renters' Credit, and the average amount of credit received was \$731.<sup>3</sup> Thirty percent of the households receiving the Renters' Credit included senior citizens and/or people living with disabilities; they received a larger average credit of \$861. As in previous years, the share of participating households that include seniors or people living with disabilities tends to be higher in Greater Minnesota. In fact, in 18 Greater Minnesota counties, at least *half* of the participating households included seniors and/or persons living with disabilities.<sup>4</sup>

The Renters' Credit helps advance racial equity. In Minnesota, people of color are more likely to be earning lower incomes and more likely to be renters. In 2021, the Minnesota homeownership rate was 73 percent, but the gap between people of color and white Minnesotans is unacceptably wide. Homeownership rates were about 50 percent for Indigenous Minnesotans, 66 percent for Asian Minnesotans, 31 percent for Black Minnesotans, 57 percent for Hispanic Minnesotans, 56 percent for Minnesotans who identify as another race, and 60 percent for Minnesotans of two or more races.<sup>5</sup> This reflects current barriers to wealth-building and a history of policies that excluded African Americans and other people of color from homeownership.<sup>6</sup>

Minnesotans in every county receive 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 2021**

County	Total Renters' Credits	Participating Households		Average Renters' Credit	
		Number	Share with seniors and/or persons with disabilities	All	Seniors and/or persons with disabilities
<b>Aitkin</b>	\$280,876	456	56%	\$616	\$708
<b>Anoka</b>	\$11,900,891	14,646	29%	\$813	\$1,004
<b>Becker</b>	\$744,730	1,172	44%	\$635	\$767
<b>Beltrami</b>	\$1,153,890	1,815	40%	\$636	\$826
<b>Benton</b>	\$1,732,566	2,710	30%	\$639	\$823

County	Total Renters' Credits	Participating Households		Average Renters' Credit	
		Number	Share with seniors and/or persons with disabilities	All	Seniors and/or persons with disabilities
<b>Big Stone</b>	\$98,332	152	59%	\$647	\$819
<b>Blue Earth</b>	\$2,517,926	4,097	26%	\$615	\$774
<b>Brown</b>	\$633,702	1,120	45%	\$566	\$727
<b>Carlton</b>	\$860,395	1,253	51%	\$687	\$823
<b>Carver</b>	\$2,945,034	3,614	33%	\$815	\$999
<b>Cass</b>	\$385,911	632	39%	\$611	\$723
<b>Chippewa</b>	\$247,762	453	50%	\$547	\$631
<b>Chisago</b>	\$1,211,605	1,598	42%	\$758	\$858
<b>Clay</b>	\$2,050,011	3,190	33%	\$643	\$770
<b>Clearwater</b>	\$135,338	213	50%	\$635	\$782
<b>Cook</b>	\$94,889	168	36%	\$565	\$530
<b>Cottonwood</b>	\$210,697	385	46%	\$547	\$657
<b>Crow Wing</b>	\$1,976,534	3,009	43%	\$657	\$780
<b>Dakota</b>	\$18,378,700	22,344	27%	\$823	\$988
<b>Dodge</b>	\$295,404	523	34%	\$565	\$662
<b>Douglas</b>	\$1,395,927	2,016	44%	\$692	\$900
<b>Faribault</b>	\$195,394	367	41%	\$532	\$693
<b>Fillmore</b>	\$323,610	579	50%	\$559	\$646
<b>Freeborn</b>	\$811,635	1,358	38%	\$598	\$771
<b>Goodhue</b>	\$1,272,055	1,878	43%	\$677	\$800
<b>Grant</b>	\$111,074	184	53%	\$604	\$750
<b>Hennepin</b>	\$66,741,107	86,274	24%	\$774	\$893
<b>Houston</b>	\$323,313	569	44%	\$568	\$677
<b>Hubbard</b>	\$417,331	665	49%	\$628	\$723
<b>Isanti</b>	\$1,051,621	1,344	39%	\$782	\$943
<b>Itasca</b>	\$909,056	1,446	48%	\$629	\$763
<b>Jackson</b>	\$119,099	262	43%	\$455	\$593
<b>Kanabec</b>	\$337,226	525	49%	\$642	\$735
<b>Kandiyohi</b>	\$1,555,830	2,415	30%	\$644	\$767
<b>Kittson</b>	\$43,336	89	64%	\$487	\$490
<b>Koochiching</b>	\$194,956	400	46%	\$487	\$522
<b>Lac Qui Parle</b>	\$72,422	167	62%	\$434	\$506
<b>Lake</b>	\$238,278	355	52%	\$671	\$779
<b>Lake of The Woods</b>	\$37,320	75	44%	\$498	\$647

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<b>Le Sueur</b>	\$599,242	898	33%	\$667	\$815
<b>Lincoln</b>	\$49,960	109	54%	\$458	\$514
<b>Lyon</b>	\$804,389	1,497	40%	\$537	\$653
<b>Mahnomen</b>	\$45,301	67	58%	\$676	\$724
<b>Marshall</b>	\$81,020	153	42%	\$530	\$657
<b>Martin</b>	\$479,218	827	46%	\$579	\$745
<b>McLeod</b>	\$968,722	1,659	37%	\$584	\$701
<b>Meeker</b>	\$478,138	798	42%	\$599	\$725
<b>Mille Lacs</b>	\$571,948	918	43%	\$623	\$674
<b>Morrison</b>	\$837,379	1,380	48%	\$607	\$734
<b>Mower</b>	\$1,054,528	1,669	38%	\$632	\$746
<b>Murray</b>	\$84,547	161	36%	\$525	\$763
<b>Nicollet</b>	\$1,110,316	1,741	32%	\$638	\$835
<b>Nobles</b>	\$446,783	797	31%	\$561	\$609
<b>Norman</b>	\$74,628	108	50%	\$691	\$913
<b>Olmsted</b>	\$5,900,331	8,512	26%	\$693	\$850
<b>Otter Tail</b>	\$1,431,020	2,274	47%	\$629	\$776
<b>Pennington</b>	\$297,927	580	39%	\$514	\$631
<b>Pine</b>	\$537,829	867	46%	\$620	\$666
<b>Pipestone</b>	\$100,345	205	36%	\$489	\$630
<b>Polk</b>	\$580,191	1,112	42%	\$522	\$579
<b>Pope</b>	\$283,352	394	56%	\$719	\$876
<b>Ramsey</b>	\$32,076,631	42,235	26%	\$759	\$875
<b>Red Lake</b>	\$52,357	113	51%	\$463	\$520
<b>Redwood</b>	\$343,207	560	48%	\$613	\$802
<b>Renville</b>	\$191,634	354	37%	\$541	\$757
<b>Rice</b>	\$1,934,658	2,739	32%	\$706	\$827
<b>Rock</b>	\$200,502	347	47%	\$578	\$685
<b>Roseau</b>	\$230,086	438	42%	\$525	\$642
<b>Scott</b>	\$4,455,149	5,480	27%	\$813	\$973
<b>Sherburne</b>	\$2,425,246	3,230	29%	\$751	\$880
<b>Sibley</b>	\$314,872	535	41%	\$589	\$735
<b>St. Louis</b>	\$6,029,766	9,419	42%	\$640	\$768
<b>Stearns</b>	\$6,471,908	9,827	28%	\$659	\$872
<b>Steele</b>	\$1,315,869	1,920	38%	\$685	\$823
<b>Stevens</b>	\$161,542	327	34%	\$494	\$598

County	Total Renters' Credits	Participating Households		Average Renters' Credit	
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<b>Swift</b>	\$167,899	345	54%	\$487	\$535
<b>Todd</b>	\$435,644	690	50%	\$631	\$724
<b>Traverse</b>	\$37,669	79	51%	\$477	\$540
<b>Wabasha</b>	\$396,259	680	39%	\$583	\$637
<b>Wadena</b>	\$365,039	620	54%	\$589	\$710
<b>Waseca</b>	\$485,656	806	41%	\$603	\$751
<b>Washington</b>	\$8,495,474	9,677	34%	\$878	\$1,116
<b>Watonwan</b>	\$187,213	380	44%	\$493	\$600
<b>Wilkin</b>	\$111,619	207	57%	\$539	\$659
<b>Winona</b>	\$1,359,605	2,465	34%	\$552	\$730
<b>Wright</b>	\$3,215,521	4,327	34%	\$743	\$863
<b>Yellow Medicine</b>	\$159,430	316	49%	\$505	\$577
<b>Unknown / Other</b>	\$3,654,627	6,160	14%	\$593	\$888
<b>Total</b>	<b>\$216,097,979</b>	<b>295,520</b>	<b>30%</b>	<b>\$731</b>	<b>\$861</b>

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<sup>1</sup> Minnesota Department of Revenue, Property Tax Research Unit.

<sup>2</sup> Minnesota Department of Revenue, [2021 Homestead Credit Refund \(for Homeowners\) and Renter's Property Tax Refund Forms and Instructions](#).

<sup>3</sup> Except where otherwise noted, the data in this issue brief comes from Minnesota Department of Revenue, Property Tax Research Unit, and represent property tax refund claims filed in 2022 for tax year 2021.

<sup>4</sup> 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.

<sup>5</sup> Wilder Foundation, Minnesota Compass, Homeownership Gap Data for 2021.

<sup>6</sup> Learn more from the University of Minnesota Mapping Prejudice Project, [What is a Covenant?](#)