

2020 Disaster Reassessment FAQ

Frequently Asked Questions



IS THE REASSESSMENT REQUIRED?

Yes, Minnesota Statute 273.1232 requires that all damaged property in a disaster area or emergency area must be reassessed. This is to capture how much damage was caused from the disaster by comparing the reassessed post-disaster value with the previous value.

WHO IS RESPONSIBLE FOR THE REASSESSMENT?

The City Assessor's Office is responsible for the reassessment.

WHAT DO I NEED TO DO IF MY PROPERTY WAS DAMAGED?

The City Assessor's Office will be sending a notification via USPS mail to all properties that have been identified as having any property damage. If you have not received a notice from the Assessor's Office by June 26, 2020 you should call 612-673-5959 or email disaster.reassessment@minneapolismn.gov.

You will be asked to complete the Disaster Reassessment Intake Form available on the City Assessor's website at: www.minneapolismn.gov/assessor

You will be asked to provide the property address, property identification number, kind of damage, amount of damage, timeline for repair or reconstruction and you will be able to provide additional documentation such as photos, repair estimates from contractors or other supporting information.

HOW IS THE REASSESSED VALUE CALCULATED?

The assessor will review the initial damage information and photographs, supporting documentation from the property owner, fire reports, aerial imagery taken post damage and conduct an exterior inspection (if the amount of structure damage is still unclear).

The percent of damage is applied to the value of the building (the value of land is not impacted by the reassessment) and the assessor calculates the reassessed value.

WHAT IS THE TIMELINE FOR THE REASSESSMENT?

The timeline has not been finalized.

The Assessor's Office expects to conduct property reviews and collect the applications and supporting documentation in June, July and August.

By September 1, this work should be done, and information will be sent to the Hennepin County Auditor's Office who must recalculate the tax amounts.

The Assessor's Office will work with city and county leadership to complete the application and supporting documents to be sent to the State requesting property tax relief. This is due November 1, 2020.

IS AN APPLICATION REQUIRED?

Yes, for properties that sustained 50 percent or more damage and qualify for an abatement/credit, an application is required. The assessor will provide you an application.

WHAT TYPES OF PROPERTY TAX RELIEF ARE AVAILABLE?

Property taxes of owners whose property has been unintentionally damaged or destroyed by arson or vandalism, by someone other than the property owner, may qualify for a property tax abatement and/or credit for taxes payable in 2020 and 2021. The abatement and/or credit will be determined according to law.

Type of Property Tax Relief	Tax Year Relief is Applied to:	Eligible Properties	Application Required?
Local Option Abatement	2020	All properties with 50% or more damage	Yes
Local Option Credit	2021	Non-homestead properties with 50% or more damage	Yes
Homestead Credit	2021	Homestead properties with damage (no minimum requirement)	No

IS THE CITY A DECLARED “DISASTER OR EMERGENCY” AREA?

There are several requirements that must be met and steps in the application process for an area to be declared a “disaster or emergency area.”

On May 28, 2020, the Mayor signed the Mayoral Declaration of Local Emergency for Civil Disturbance which met the first requirement for the city to be declared a “disaster or emergency area.”

Once the reassessment is complete an application will be submitted to the State for consideration to be declared “disaster or emergency area.”

WHAT ARE THE DIFFERENCES IF THE CITY IS CONSIDERED A DECLARED “DISASTER OR EMERGENCY AREA” OR NOT?

There are two main differences, if the city is a declared “disaster or emergency area:”

1. the cost of the abatements/credits will be reimbursed by the State to the local jurisdictions, and
2. the calculation is more generous in that property owners receive a full year abatement and credit for a full year’s tax on the loss of market value due to the damage.

For more assistance, please visit the Assessor’s website, call 612-673-5959 or email disaster.reassessment@minneapolismn.gov