

HENNEPIN COUNTY  
BOARD OF COMMISSIONERS

February 15, 2023

Chair Dave Lislegard  
451 State Office Building  
St. Paul, MN 55155

Chair Dave Lislegard;

We write to express Hennepin County Board of Commissioners' support for updating the Homestead Market Value Exclusion (HF 1504).

Hennepin County strongly supports efforts to ensure safe and stable housing for all individuals and families. A stable home is the foundation for all Minnesotans and is critical to a strong state. Updating the Homestead Market Value Exclusion ensures that this existing property tax benefit continues to effectively serve Minnesotans at a time of significant market value increases.

Across the state, Minnesotans are watching their home values increase from economic forces out of their control, like low housing supply and high demand. Many of the residents impacted are those who can least afford it, including seniors aging in place, young families, and immigrant families in their first home. This bill will ensure more lower- and middle-class Minnesotans can afford to stay in their homes, build wealth and strengthen their communities.

This proposal would increase the homestead market value exclusion for most homesteads and ensure an additional 53,000 homesteads can qualify statewide. Current law values have not been updated in over a decade and should more closely reflect where the market is today.

In Hennepin County, approximately 33,000 homesteads lost their homestead eligibility completely in 2022. Just this last year, the median Hennepin County homeowner saw a 60% reduction in the benefit from the market value exclusion.

Along with valuation increases, homeowners are also seeing a greater property tax burden from indirect tax shifts from property with slower value growth. H.F. 1504 coupled with bills to increase property tax refunds to homeowners and renters and local government aid to cities and counties, will alleviate property tax burdens and strengthen economic security for Minnesotans.

Thank you for your attention. We urge your support for H.F. 1504 and bills to make housing more affordable for Minnesotans.

Sincerely,



**Irene Fernando, Chair**  
**Hennepin County Board of Commissioners**  
300 South Sixth Street, Minneapolis, MN 55487-0040



**Chris LaTondresse**  
**Hennepin County Resident Services Chair**  
300 South Sixth Street, Minneapolis, MN 55487-0040