



IT'S CERTIFICATE OF RENT PAID (CRP) TIME!

For Minnesota renters, a portion of rent helps pay a landlord's property taxes. Tenants may be entitled to a tax refund depending on the amount of rent paid, the tenant's income, and number of dependents.

As a part of this process, landlords are required to provide tenants with a Certificate of Rent Paid (CRP) by January 31st, 2022. Tenants who do not receive a CRP should provide a written request to the landlord. If the landlord does not provide the CRP, the tenant can call the MN Department of Revenue and ask them to contact the landlord on their behalf. Landlords can be fined up to \$100 for failing to provide the CRP on time. Tenants should receive a CRP from each unit rented in 2021.

To claim this refund, tenants must complete the *2021 Form M-IPR, Homestead Credit Refund (for Homeowners) and Renter Property Tax Refund* and submit this by August 15th. This can be done either online, or sent in the mail to Minnesota Property Tax Refund, St. Paul, MN 55145-0020.

LEASE NON-RENEWAL OR TERMINATION VS EVICTION

Eviction and lease non-renewals or terminations are different legal processes. A lease non-renewal or notice to terminate is how most lease agreements end. Typically, the tenant chooses to vacate the property on or before the move-out date provided in the notice. Lease non-renewals or terminations do not give a landlord the legal right to change the locks or remove a tenant from the property. In order for a landlord to physically require a tenant to move, the landlord must file an eviction action with the court. Eviction is the legal process that gives the landlord the legal right to remove a tenant from the property.

Generally, either the tenant or the landlord can choose not to renew a lease at the end of the initial lease term, or terminate a month-to-month tenancy, without having a reason.* With a lease non-renewal, when the initial lease term is coming to an end, either party provides written notice according to the lease. For month-to-month tenancies, the required notice to terminate the lease provided is at least one full rental period before the move-out date. For example, if the rent is due on the first of each month and the landlord wants the lease to end on the last day of February, the notice to terminate the lease must be provided to the tenant before midnight on January 30. (Minn. Stat. § 504B.135.)

If the tenant does not vacate the property on or before the move-out date listed in the notice of nonrenewal or lease termination, the tenant becomes a holdover tenant, and the landlord can then file an eviction action for holdover. (Minn. Stat. § 504B.141.)

EXCEPTIONS: MN law prohibits landlords from retaliating against tenants for asserting their legal rights, such as calling 911, requesting repairs, or otherwise enforce rights under the lease agreement.

*Some federally funded programs (i.e. public housing) require a reason for a lease non-renewal or lease termination.

Meet Standpoint's Housing Team



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