

Tseem ceeb hais txog se vaj tse?

<p>Nroog Minneapolis tus Assessor “Tus kuaj vaj tse” lub Loos kam Luj Nqi thiab Cais Av thiab Vaj tse thiab Khoom Ntiag tug.</p> <p>Raws li lub lav cov cai, lub caij kuaj av thiab vaj tse seb ho nce nqi li cas lawm ces yog kuaj thaum lub lb hli ntuj tim 2 thiab Kaum ob hli tim 1 ntawm txhua xyoo. Tus Assesor lub loo kam sib zog lis dejnum ib xyoo ib xyoo los saib seb cov vaj tse muaj nqis li cas lawm rau lub lb hli tim 2. Lub lb hli tim 2 yog lub caij los saib txog se rau cov vaj tse rau xyoo tom ntej.</p>	<p>Tus Assessor “tus kuaj vaj tse” kwv yees tus nqi ntawm cov vaj tsev raws lub tsev qhov loj thiab me, hnuv nyoog ntawm lub tsev, qhov zoo thiab tsis zoo, qab daus puas tau ua tiav, nrog rau lwm yam xws li qhov cub rauv taws, chav dej phij xej, cov qhov rooj loj, thiab lwm yam.</p> <p>Cov Assessors saib cov nqi vaj tse uas muag nyob rau ntawm tej zej zog lawv thiaj paub txog tus nqi vaj tse seb nce los nqi, xws li saib cov nqi vaj tse ua muag tau nyob lwm thaj chaw. Lub Department of Revenue (chaw sau se) hauv lav saib tej ntaub ntawv muag tsev lawv thiaj tuav tau kom cov nqi vaj tse txhob nce siab siab thiab ho txhob poob qis qis.</p> <p>Nroog Minneapolis yuav tsum kuaj sab nraud sab hauv ntawm koj lub tsev yog tias koj lub tsev yog tsev tshiab lossis nyuam qhov kho lossis yuav tsum kuaj koj lub tsev ib zaug ntawm txhua txhua tsib xyoos twg. Txawm yog tus Assessor tsis tuaj kuaj kiag koj lub tsev, tus nqi, lossis kwv yees seb koj lub tsev tus nqi ho yuav raug pes tsawg, nws yeej kho koj lub tsev kom tus nqi nyob li ntawm cov tsev feem ntau.</p> <p>Tus Assessor muab koj lub tsev cais ua pawg raws li qhov koj siv koj lub tsev xyoo dhau los (xws li seb yog tsev rau tib neeg nyob, tsev siv ua lag ua luam, koj lub tsev koj nyob (homestead), koj lub tsev uas koj tsis nyob hauv (non-homestead), tsev apartment xauj, tsev nyob tom teb).</p>
<p>Txhua tus tswv tsev yuav tau txais daim ntawv Value Notice “qhia seb koj lub tsev nyob nqi li cas” rau thaum lub Peb hli ntuj txhua xyoo.</p>	<p>Tus Assessor yuav xa daim Value Notice tuaj rau koj thaum lub Peb hli ntuj nqig txhua xyoo qhia koj txog tus nqi se thiab kev cais koj lub vaj-tsev rau lwm xyoo thiab tseem qhia seb xyoo tas los koj lub tsev nyob tus nqi pes tsawg.</p>
<p>Txhua tus tswv tsev yuav tau SAIB daim ntawv Value Notice seb txaus siab los tsis txaus siab rau tus nqi ua hais nyob rau daim ntawv.</p>	
<p>Yog koj tsis txaus siab rau tus nqi hais nyob rau daim Value Notice ...</p>	<p>Pib hu rau tus kuaj tsev tus xov tooj nyob rau ntawm daim ntawv thiab nrog lawv tham txog koj li kev txhawj xeeb. Lawv yuav qhia tau rau koj vim li cas lawv thiaj xav tias koj lub tsev nyob nqi li ntawd thiab yog hom tsev ntawd rau xyoo tom ntej thiab qhov koj hais lossis ua tau. Yog koj ntseeg tias muaj qees yam yog yuam kev, koj hais tau kom tus tuaj kuaj ntawv rov saib tej ntaub ntawv nws ua dua ib lwm kom yog yog los yeej tau.</p> <p>Ib qho koj ua tau yog tuaj koom Nroog Minneapolis pab Laus Neeg thiab tswj Kev Ncaj Ncees “Board of Appeal and Equalization” lossis tuaj koom lub rooj sib tham hu tias “Open Book Meeting” rooj qhib ntawv sib tham” uas yog qhib thaum lub Peb hli ntuj txhua xyoo, tuaj hais qhov koj tsis txau siab, tuaj sib sab laj, thiab kawm kom koj paub ntau txog tias vim li cas tus nqi thiaj nyob li ntawd thiab lub tsev thiaj yog hom tsev ntawd. Yog koj xav tias muaj yam ua tsis yog lawm, koj yuav teem caij tuaj saib tau cov ntaub ntawv siv los qhia koj lub tsev tus nqi.</p>

	<p>Yog koj tsis xav tias koj lub tsev yuav muag tau tau tus nqi tus Assessor kwv yees, nws kuj muaj lwm txoj kev rau koj hais tau thiab.</p> <p>Piv txwv, koj nrhiav koj ib tug neeg tuaj kuaj es ho nqa daim ntawd rau City nrog koj saib los tau.</p> <p>Koj kuj hais tau rau ntawm Minnesota Tsev Hai Plaub Se “Minnesota Tax Court”.</p>
<p>Kauj ruam ntxiv mus yog cov nom tswv saib txog lawv tej nyiaj txiag kev si –xws li yuav siv pes tsawg rau tsev kawm ntawv, khiav dejnum rau lub Nroog Minneapolis, thiab lwm yam se, xws li se pab rau cov neeg lis dejnum hauv Metropolitan Counsel lis lawv tej dejnum.</p>	
<p>Tsoom nom tswv nyog hauv zej zog no yuav tsum tsa rooj sab laj qhia rau zej tsoom sawvdaws paub thiab qhia kom tseeb seb lawv yuav sau se ntau npaum li cas thiaj txaus siv rau xyoo tom ntej.</p> <p>Cov rooj sib tham no feem ntau muaj rau lub Yim hli nqig thiab Cuaj hli xiab, vim tsoom nom tswv yuav tau los sib hais kom tiav rau lub Cuab hli ntuj nrab txog seb lawv yuav sau se ntau pes tsawg.</p> <p>Tej zaum lawv yuav sau tsawg dua li hais, tiam sis tsis pub sau tshaj qho tau hais tseg.</p>	<p>Cov nom tswv xws li tsev kawm ntawv thiab Nroog Minneapolis – saib lawv tej nyiaj txiag siv rau xyoo tom ntej lub caij nplooj ntoo hlav thiab caij ntuj so xyoo ua ntej.</p> <p>Yog koj xav paub txog tsoom nom tswv pob nyiaj lossis seb cov nom tswv ho siv koj cov se li cas, koj saib lawv cov caij thiab chaw sib tham thiab cov rooj sib tham thiab hu rau cov nom tswv fab sau se nrog lawv sib tham txog lawv kev sau se. Dhau li ntawd, koj kuj tuaj koom tau cov rooj sib tham txog tej kev tsoom nom tswv lawv siv cov nyiaj se no.</p>
<p>Tom qab tsoom nom tswv sib tham txog kev npaj nyiaj txiag tiav lawm, lawv yuav xa cov ntawv npaj nyiaj no mus rau qib uas yuav siv los sau se.</p>	<p>Txhua pab pawg nom tswv pob nyiaj yuav muaj ib qho qhia txog seb yuav coj cov nyiaj se mus siv ua dab tsi (tsim plaus nkas thiab kev pab cuam rau zej tsoom) rau xyoo tom ntej seb yuav raug npaum li cas lawv thiaj paub sau se kom txaus.</p>
<p>City Assessor lub loo kam yog tus npaj cov nqis se tsev rau txhua lub tsev nyob hauv nroog Minneapolis rau xyoo yuav los tom ntej. Pob se no tsis yog lam ua yooj yooj yim. Peb siv kaus piv tawj lua thiab kuaj los ntawm cov neeg paub paub cov tes dejnum no lawm.</p>	
<p>Thaum txiav txim siab tau lawm tias yuav yog nyiaj pes tsawg thiaj txaus rau tsoom nom tswv siv, cov ntawv Proposed Tax Statements lossis ib txwm hu tias Truth-In-Taxation yuav raug luam tawm thiab xa tuaj rau cov tswv tsev hauv nroog Minneapolis tom qab lub Kaum ib hli tim 10 tab sis ua ntej lub Kaum ib hli tim 25.</p>	<p>Tsab Ntawv Qhia Se “Proposed Tax Statement” tsis yog daim ntawv tsib nqi; tsuas yog ib daim ntawv qhia tias koj cov se tsev yuav pauv li cas tom qab tsoom nom tswv paub meej tias nyiaj pes tsawg thiaj li txaus siav rau lub zej zog. Tsab ntawv qhia txog cov se xyoo no thiab cov yuav sau rau tom ntej. Cov ntawv no kuj tseem qhia caij thiab chaw sib tham rau cov rooj sab laj qhov tseeb txog se “Truth in Taxation” uas tsoom nom tswv xav kom zej tsoom sawvdaws paub txog thiab seb zej tsoom sawvdaws ho xav li cas rau hom se vaj tse no.</p> <p>Lub rooj sab laj “Truth in Taxation” no yog zaum kawg uas koj yuav tawm tau suab los pab tsoom nom tswv kev txiav txim siab txog tej nyiaj txiag rau xyoo tom ntej, luas rau cov se uas yuav sau coj los nrhiav kev pabcuam.</p>

Kauj ruam kawg ntawm tsoom nom tswv kev saib tej nyiaj txiag yog tshwm sim cheeb tswm ob peb hnuv ntawm lub **Kaum ob hli tim 20** ntawm txhua xyoo. Tsoom nom tswv yuav tsum sib tham kom tiav txog tej nyiaj yuav siv rau xyoo tom ntej rau lub **Kaum ob hli**, thiaj paub tias yuav sau se ntau li cas.

Tus nqi se “tiag tiag” “The ‘actual’ Property Tax Statements” – tsis yog “tus nqi se kwv yees lawm” – yuav raug xa tawm mus rau cov tswv tsev **lub Peb hli nqig uas yuav tau them rau xyoo ntawd.**

Cim tseg: Cov ntawm se rau cov tsev ua lag luam yuav xa tawm thaum lub Tsib hli.

Cov tswv tsev feem ntau, yuav tau them lawv cov se ib xyoo twg **ob zaug**, ib zaug lub **Tsib hli tim 15**, thiab ib zaug lub **Kaum hli tim 15.**

Cov zej tsoom nyob Hennepin County muaj ob peb txoj hauv kev rau lawv them lawv cov se. Xav kawm kom paub ntau txog cov hauv kev them se saib ntawm: <http://www.co.hennepin.mn.us/>

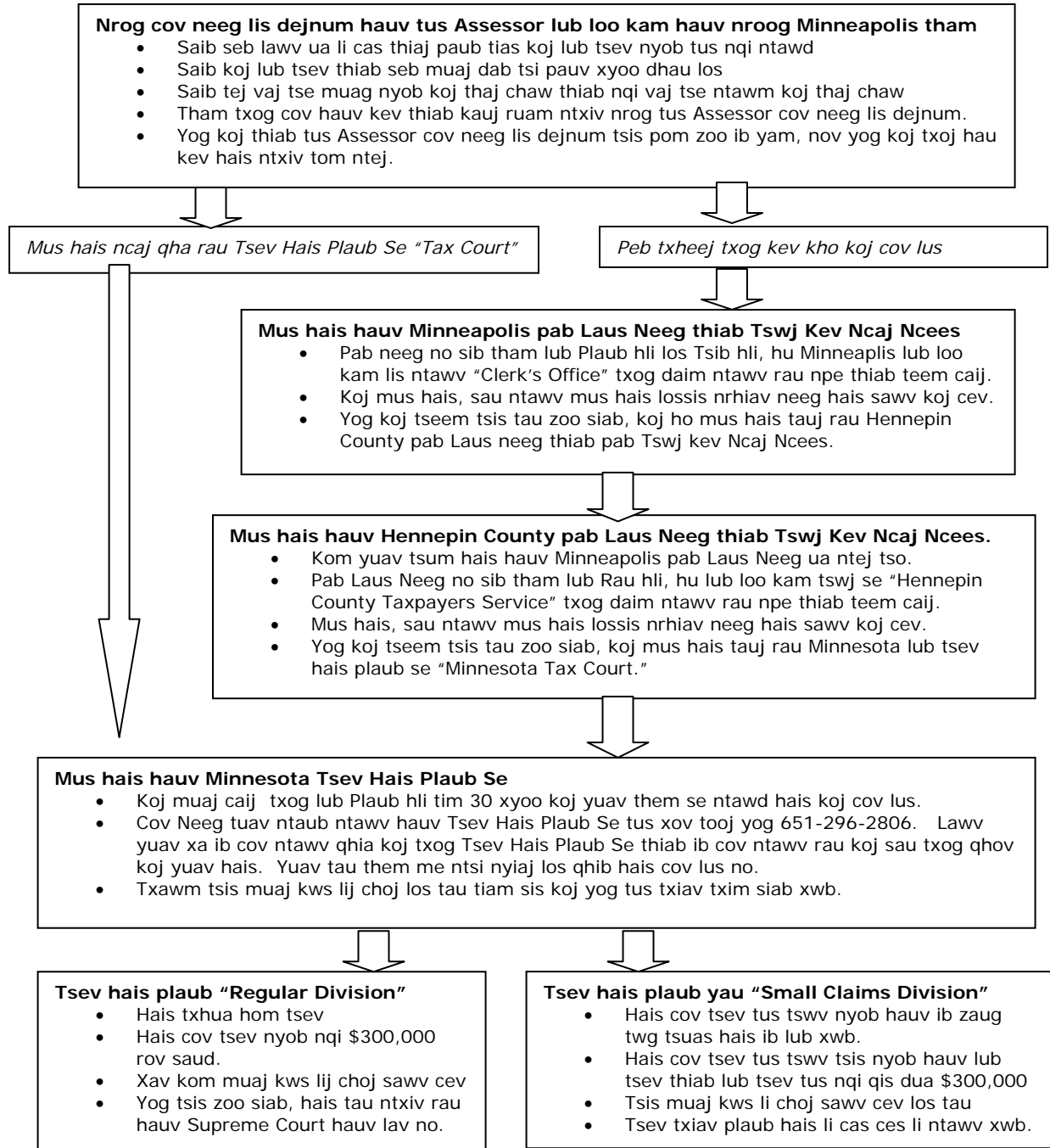
Lwm lub caij them se: **Saib koj phau ntawv qhi se txog cov caij them** nyob rau ntawm daim Ntawv Qhia Se Vaj tse caij them daim se thib ob ntawm cov se liaj teb yog Kaum ib hli tim 15. Caij them cov se tsev ua lag luam yog Yim hli tim 31 thiab Kaum ib hli tim 15.

Hennepin County qhov vevxaij qhia ntau txog nqi vaj tse, hom tsev, thiab cov se. Qhov vevxaij saum toj no yuav coj koj ncaj qha mus rau yam koj xav paub ntxiv. Koj saib tau qhov vevxaij ntawm: <http://www.co.hennepin.mn.us/>

Kev hais qhov kuv tsis txaus siab txog tus Nqi Se Ntawm Kuv Lub Tsev

Kuv muaj pes tsawg txoj kev taug yog kuv tsis txaus siab rau tus nqi se ntawm kuv lub tsev?

Tom qab koj saib koj **daim ntawv qhia se “Value Notice” uas koj txais tau thaum lub Peb hli txhua xyoo** thiab yog koj tsis txaus siab koj muaj ob peb txoj hauv kev taug. Cov kev koj yuav hais tau yog qhia nyob nram qab no.



Muab yus lub tsev tso ua lub Tsev nyob “Homesteading a Property”

Vim li cas neeg ho muab lawv cov tsev tso ua “Homestead” lossis lub tsev lawv nyob?

Homestead yog ib qho plaus nkas se qis rau cov tswv tsev nyob Minnesota. Lub lav Minnsota xav kom neeg yuav vaj tsev nyob lawv thiaj txo se rau cov tswv tsev no. Piv txwv, ib lub tsev homestead yuav txos tau cov se tsev li \$304 tauj ib lub xyoo twg.

Ua tswv tsev txhais tau li cas?

Koj yuav tsum muaj ntaub ntawv yuav tsev “valid deed” lossis ntaub nawv cog lus yuav lub tsev koj nyob “contract for deed” tso cai koj ua tus tswv lub tsev. Yuav kom koj yog tus tswv tsev raws cai, yuav tsum coj koj cov ntaub ntawv mus tso rau hauv Hennepin County chaw cia ntawv “Hennepin County Registrar of Deed.”

Leej twg thiaj yog tus tau txais cov txiaj ntsim no?

Yog koj yog ib tug tswv tsev thiab **koj**, lossis ib tug txheeb ze nyob lub tsev thaum lub **Kaum ob hli tim 1**, ces koj lub tsev ua tau homestead.

Kev nyob hauv lub tsev ho txhais tau li cas?

Koj thiab cov tswv tsev nyias yuav tsum nyob lub tsev nyias yuav – lossis qhia lwm yam, koj yuav tsum nyob lub tsev. Yog yus nyob lub tsev xuj qhaw xwb lub tsev yuav ua tsis tau homestead. Yog lub tsev muaj ntau tshaj ib tug tswv ua ke thiab tus tswv twg los tsis nyob hauv lub tsev, ces lub tsev tsuas ua tau homestead ib nrab xwb.

Tham twg kuv mam pib rau npe?

Koj yuav tsum rau npe kom sai li sai tau tom qab koj yuav koj lub tsev thiab los nyob hauv lawm. Yog koj yuav koj lub tsev es ho tsis yog homestead thiab koj los nyob ua ntej lub Kaum ob hli tim 1, es ho rau npe ua homestead tom qab Kaum ob hli tim 15, ces koj lub tsev yuav pib ua tau homestead xyoo tauj mus. Thaum koj lub tsev tau kev tso cai ua homestead lawm, nws yuav yog homestead txog hnuv pauv dua tswv, koj tsis nyob lub tsev lawm, lossis muab lub tsev muag tawm lawm.

Yog kuv muab lub tsev muag ne?

Yog thaum koj muab lub tsev muag lawm lossis koj tsis nyob hauv lawm, cov cai nyob lub lav no hais tias koj yuav tsum qhia rau City tus Assessor tsis pub dhau 30 hnuv. Yog tias koj tsis qhia koj yuav tau them tus nqi se kom txwm thiab ntiv rau qhov nqi nplua tib si.

Ib tug txheeb ze muab ib lub tsev ua puas tau homestead rau kuv?

Ua tau, qee tus txheeb ze yeej nyob tau lub tsev ua homestead. Cov txheeb ze uas ua tau li ntawv yog cov niam txiv yug ib plab, cov menyuam coj los, lossis cov niam txiv. Lub ntsiab lug ntawm cov txheeb ze rau tus tswv tsev yog “menyuam, menyuam coj los, nyab, vauv, niam thiab txiv, niam tais yawm txiv, niam ntxawm txiv ntxawm, tub xeeb ntxwv, ntxhais xeeb ntxwv, cov neeg sib koom ua tswv liaj tswv teb.

Yam tsis pub ua:

1. Cov se rau lub tsev homestead ua tus txheeb ze nyob yuav tsum tsis txhob tshaj thaum tus tswv tsev nyob.
2. Home tsev cov txheeb ze nyob uas muab cais ua “seasonal-recreational” tus txheeb ze yuav tsum tau nyob plaub xyoo tso thiaj yuav muab lub tsev ua tau homestead.
3. Tsis hais tus tswv tsev lossis tus txheeb ze nyob lub tsev yuav ua tsis tau se tsev ntawm lub tsev rov los nauj cam tus txheeb ze ntawd muaj npe nyob nrog cov ntaub ntawv yuav tsev.

Yuav muaj dab tsi tshwm sim yog kuv ho tsi ua raws li cov cai homestead lossis dag? Yog dag ua homestead yuav raug txim mus nyob tsev loj kuj tsis ntev tshaj ib xyoo lossis raug nplua nyiaj li \$3,000m, lossis ob yam tib si.

Yog TSIS qhia tus kuaj tsev paub ntawm 30 hnuv uas muab lub tsev muag lossis tsis nyob hauv lub tsev lawm, lub tsev yuav nyob tsis tau ua homestead thiab tus tswv tsev yuav raug nplua.

Kuv yuav muab kuv lub tsev ua homestead tau li cas?

Cov neeg nyuam qhuav yuav tsev nyob hauv nroog Minneapolis yuav muab lawv cov tsev ua tau homestead xws li siv tsev xa ntawv, siv fax, lossis yus tus kheej mus ua kiag cov ntaub ntawv tom qab yus ntsaig nra rau hauv lub tsev lawm. Qhia rau City tus Assessor lub loo kam tias yus yuav lub tsev lawm thiab yus lossis ib tug txheeb ze yog tus nyob hauv lub tsev. Muab tej ntaub ntawv yuav tsev rau cov neeg lis dejnum hauv tus Assessor lub loo kam luam cia. Koj txawm siv fax, tsev xa ntawv, lossis ua tus xa kiag kom cov ntawv mus rau lawv los yeej tau.

Qhov chaw mus ua ntaub ntawv Homestead yog:

Chaw nyob yog:

City of Lakes Building
309 2nd Av S Room 100
Minneapolis, MN 55401-2234
Or By Fax: 612 673-3538

Tus tswv tsev, koj yuav tau muab cov ntaub ntawv raws li nram no:

- Daim ntawv lav tsev “Warranty deed,” daim ntawv cog lus yuav lub tsev koj nyob “contract-for-deed,” lossis daim Torrens title certificate, siv tau ua pov thawj tias koj yog tus tswv vaj tse.
- Luam ib daim Certificate of Real Estate Value (CRV), uas yog daim qhia tias koj twb muab koj lub tsev zwm rau hauv chaw cia ntaub ntawv “Registrar-of-Deed” lawm.
- Daim Social Security nab npawb ntawm txhua tus muaj npe ua tswv lossis daim “Individual Taxpayer Identification Number ITIN” ntawm txhua tus muaj npe ua tswv lossis tus txheeb ze raws cai teev tseg.
- Yuav tsum paub hnuv uas tus neeg ntsaig nra mus nyob hauv lub tsev lub tsev thiaj ua tau homestead.
- Tus xov tooj hu tau tus tswv tsev yav nruab hnuv thiab lwm yam ntaub ntawv tseg xwv yog peb muaj lus nug thiaj sib nug tau.

Yog koj yog tus Txheeb ze nyob lub tsev xav muab lub tsev ua homestead, koj yuav tau muab cov ntaub ntawv raws li hais los saum toj no ntxiv rau daim lawv hu tias “relative application form” thiab cov ntaub ntawv li nram qab no:

- Daim ntawv yug koj uas qhia tau qhov txheeb ze ntawm koj thiab tus tswv tsev. Daim ntawv sib yuav, cov ntawv coj menyuam los tu, cov ntawv hauv tsev hais plaub, thiab lwm yam ntaub ntawv qhia tau tias tus nyob lub tsev thiab tus tswv tsev sib txheeb.
- Daim ntawv tsav tsheb lossis daim npav ID Xeev ntawm tus txheeb ze nyob lub tsev uas muaj lub tsev qhov chaw nyob
- Yog nug, lwm yam ntaub ntawv los tseem yauv tau muab ntxiv.

Tom qab peb tau cov ntaub ntawv txhua hom txaus los muab koj lub tsev pauv ua homestead lawm, peb yuav xa ib daim ntawv tuaj rau koj. Thaum daim ntawv tuaj txog, muab saib seb puas yog, ces tus tswv nyob lub tsev ho xee npe. Muab daim ntawv xa rov tuaj rau City tus Assessor lub loo kam ua ntej lub **Kaum ob hli tim 15**.

Tsis xee thiab xa cov ntawv rov tuaj ua ntej **Kaum ob hli tim 15** yuav ua rau koj lub tsev raug muab tso rau qhov tsis yog homestead.

Vim li cas kuv thiaj yuav tau muab kuv tus Social Security nab npawb?

Txawm yog tus Social Security nab npawb yog koj tug xwb los, raws Lav Minnesota txoj cai, koj yuav tau muab koj lub tsev thiaj yuav ua tau homestead. Tus Social Security nab npawb yog yuav siv los kuaj seb tus tswv tsev lossis tus txheeb ze ua nyob lub tsev puas muaj lwm lub tsev ua homestead nyob hauv lub lav no thiab.

Kuv muaj ib lub apartment; muab nws ua homestead puas tau?

Cov tsev apartment uas muaj plaub hoob lossis ntau dua thiab lwm yam tsev tsuas ua tau cov hoob tus tswv nyob lossis siv heev heev nkaus xwb.

Cov tsev ua lag luam muab ua puas tau homestead?

Ua tau, tsuas yog tus tswv tsev (npe nyob daim Title)/tus nyob lub tsev thiaj muab lub tsev ua tau xwb. Yuav tsum muaj txhua yam ntaub ntawv thiab luam ib daim qauv "Certificate of Title."

Cov tsev Life Estates (tsev uas xam thaum tus tswv muaj sia xwb) puas ua tau homestead?

Ua tau, tsuav yog tus neeg muaj npe nyob ntawm daim ntawv ua tswv tsev thiab lub tsev yeej zoo raws tus cai pub ua homestead xwb.

Muab ib lub trust, (ib lub tsev uas ib tug tuav rau lwm tus) ua homestead puas tau?

Feem ntau yeej tau. Yuav tsum ua daim ntawv hu tias "Certificate of Trust" thiab tau kev pom zoo los ntawm Nroog Minneapolis tus Assessor lossis yuav tsum muab daim "Trust" rau tus Assessor saib tso. Hu rau Nroog Minneapolis tus Assessor lub loo kam ntawm 612-673-2382 yog xav paub ntxiv.

Puas muaj lwm yam phij xej uas ua tau homestead lawm thiab?

Muaj, cov dig muag, cov ua tsis taus, cov muaj mob loj thiab qee tus tub rog los kuj muab lawv lub tsev ua tau. Qhov no tsuas yog qhia me ntsis txog qhov "1b disabled homestead classification." Yog xav paub ntau, lossis xav nug tej lo lus twg, hu rau ntawm Property Tax Division (chaw tswj se vaj tse) nyob ntawm Minnesota lub Department of Revenue (chaw sau se) ,651-556-6109 lossis 1-800-627-9094, extension 6-6109, cov siv TDD/TTY: hu rau Minnesota Relay Service ntawm 1-800-627-3529; nug 800-627-3529, tus txuas 6-0335.

Cov homestead phij xej – dig muag, ua tsis taus, thiab muaj mob loj

Minnesota muaj cov cai homestead phij xej rau cov tsev homestead uas muaj neeg zoo li no:

1. **dig muag**, nws tus kheej, tus pojniam lossis tus txiv, lossis
2. **muaj mob ua tsis taus noj lawm**, thiab tau ntaub ntawv tso cai los ntawm tsoom fww cov chaw lis dejnum lossis cov nyiaj nws tau ho qhia hais tias nws muaj mob ua tsis taus noj lawm.

Qhov **1b disabled class homestead classification** plau nkas mas txawv lwm yam homestead vim qhov plaus nkas no saib ntawm tus neeg thiab nws qhov mob. Lwm qhov homestead plaus nkas mas yog saib ntawm qhov tus tswv tsev siv nws lub tsev. Vim li no, MN Depart of Revenue, thiaj kom cov neeg muaj mob no mus txog twg los lawv lub tsev ua tau homestead.

Minnesota Department of Revenue yog lub chaw saib qhov plaus nkas **1b disabled class homestead classification** no. Pej xeem tus twg xav thov qhov no yuav tsum **thov rau ntawm MN Department of Revenue tsis pub dhau lub Kaum hli tim 1** thiaj li yuav suav tau rau cov se tsev nws yuav them rau xyoo tom ntej. Xav tau daim ntawv thov, nug MN Department of Revenue ntawm (651) 556-6083. Daim ntawv "Truth in Taxation Statement" thiab daim ntawv qhia se tsev yog daim qhia tau tias lub tsev ua tau homestead los tsis tau.

Cov Plaus nkas Txo Se "Tax Reduction" thiab Ncua Kev Them Se "Tax Deferral"

Kuv them tsis tau kuv cov se lawm, puas muaj kev kuv txo tau kuv cov se?

Lub Lav Minnesota no muaj ob qho plaus nkas pab rau cov zej tsoom uas se nce ceev dhau hww lawm thiab cov khwv tau nyiaj tsawg them tsis tau. Minnesota Depart of Revenue yog lub saib ob qho plaus nkas no. Xav tau cov ntawv thov hu rau 651-296-4444 lossis saib ntawm Minnesota Department of Revenue qho vev xaij www.taxes.state.mn.us. Xav paub ntau hu rau 651-296-3781. Lawv tseem yuav

Qhov "Income Adjusted Homestead Credit" yog dab tsi?

Lub hom phiaj ntawm plaus nkas "**Income Adjusted Homestead Credit**" yog pab kom tus neeg tau nyiaj tsawg los them taus se. Nws muaj qees yam cai tswj qhov plaus nkas no. Xyoo 2001, tsoom

nom tswv tsim cai pauv kev sau se tsev me ntsis, nce qhov nyiaj uas them rov rau qhov plaus nkas no mus rau \$1,590. Muaj ib qhov cai hu tias “Income Threshold” uas yog qhia meej seb tau nyiaj li cas xwb thiaj tseem nyob tau qhov plaus nkas no.

- Tsev neeg tsis muaj menyuam, qhov siab tshaj plaws yog \$85,210. Yog tsev neeg coob ces nyiaj nce siab, txog \$101,690 rau tsev neeg muaj tsib lossis ntau dua tus [menyuam \(dependents\)](#).
- Cov tswv tsev laus lossis [cov muaj mob](#), yog li \$104,740 rau tsev neeg muaj li tsib lossis ntau dua tus menyuam.

“Targeting” ho yog dab tsi?

Qhov plaus nkas thib ob yog hu “**Targeting**” uas yog xa cov nyiaj rov rau tus tswv tsev yog tias se nce tshaj 12% lawm thiab qhov nce ntawd tshaj li \$100 ntawm qhov nws them xyoo 2005. **Cov tswv tsev nyob Minneapolis feem ntau nkag tau qhov plaus nkas no.**

Qhov plaus nkas rau cov laus Ncuas Kev Kev Them Se “Senior Citizens Property Tax Deferral” yog dab tsi?

Qhov tseem ceeb tshaj plaws yog tias tus tswv tsev muaj hnuv nyoog li 65 xyoo lossis laus dua thiab nws qhov nyiaj xyoo tsawg dua \$60,000. Nov yog ncuas se, tsis yog txo se. Yuav suav cov se nrog rau paj tib si tsis pub siab tshaj 5% thiab muab cov nqi no tsub rau lub tsev tseg.

Nov tsuas yog piav yooj yim txog qhov plaus nkas Senior Citizens Property Tax Deferral xwb. Xav tau daim ntawv thov lossis xav nug kom tseeb hu rau Property Tax Division ntawm Minnesota Department of Revenue ntawm 651- 556-6109 lossis 1-800-627-9094, extension 6-6109, Cov siv TDD/TTY: hu rau ntawm Minnesota Relay Service ntawm 1-800-627-3529; nug tus 800-652-9094, tus txuas 6-0335

Qhov plaus nkas *Senior Citizen Property Tax Deferral* ho pab tau li cas?

Nov tsis yog ib qho plaus nkas se uas tsis raug them rov qab lawm – nws tsuas yog ib qho nyiaj txais hauv Lav los xwb. Lub lav them qhov se rau hauv khauv tim lawm. Lav yuav tsub paj rau qhov nyiaj Lav qiv tes no. Qhov paj no ib xyoo twg yuav kho ib zaug, tiam sis yuav tsis siab tshaj 5 feem pua. Yuav muab tsub rau koj lub tsev “a lien will attach to your property.”

Thaum koj nyob qhov plaus nkas no koj yuav tau them tsis tshaj 3 feem pua ntawm qhov nyiaj koj tau ib xyoo twg, txawm koj cov nqi se yuav nce siab npaum li cas los xij. Lav yuav them qhov tshaj. Koj lossis koj tus menyuam yuav tau them cov nyiaj no ua ntej muab lub tsev pauv rau lwm tus tau.

Nyob rau koj daim ntawv thov nkag qhov plaus nkas no, koj yuav tau muab – uas koj yog tus them – ib daim ntawv qhia qhov nqi koj tiv chaw txais nyiaj (mortgage), nqi tsub rau koj lub tsev, plaub ntug txog koj lub tsev (judgements), lossis cov se tsev uas koj tsis tau them. Txawm yog tsis muaj tej yam li hais no los koj tseem yuav tau muab ib daim ntawv qhia tias tsis muaj.

Kev rau npe kom nyob qhov plaus nkas no yog nyias yeem nyias xwb. Yog koj koom, yuav muaj nqi se tsub rau koj lub tsev. Cov nqi yuav tsum yog them rov qab tas tso koj lub tsev thiaj li pauv npe lossis muag tau. Thaum koj tas txoj sia lawm, koj tus menyuam los nyob lub tsev yuav raug them cov nqi no ua ntej nws thiaj pauv tau lub tsev ua nws npe. Yog koj xav nkag qhov plaus nkas no tej zaum yog ib qho zoo uas koj nrog kws li choj, neeg muag tsev, lossis tej txheeb ze sab laj ua ntej tso.

Leej twg thiaj nkag tau qhov plaus nkas *Senior Citizen Property Tax Deferral*?

Yuav kom nkag tau qhov plaus nkas no, koj yuav tsum muaj **txhua yam** li hauv qab no:

1. Tus nyob lub tsev yuav tsum yog tus tswv thiab muaj hnuv nyoog 65 xyoo rov saud thiab lub tsev yuav tsum yog homestead. Yog ib khub niam txiv, ob leeg yuav tsum muaj 65 xyoo kom tas rau hnuv lawv pib kam koj ncuu. (Lub tsev txawm yog tsev hauv zos los tsev tom teb lossis cov tsev uas muaj ntau hoob.)
2. Yuav tsum tsis txhob muaj nyiaj dhau \$60,000 rau lub xyoo ua ntej koj fia daim ntawv thov nkag qhov plaus nkas no.
3. Lub tsev yuav tsum yog tsev yuav thiab ib tug ntawm cov tswv yuav tsum nyob lub tsev no ua homestead li 15 xyoo dhau los ua ntej thov qhov plaus nkas no.
4. Lub tsev yuav tsum tsis tiv nqi se hauv lav thiab tebchaws no lossis tsis tshuav plaub.
5. Qhov nqi tsev (mortgage) thiab lwm yam nqi rau lub tsev yuav tsum tsis txhob tshaj 75% ntawm lub tsev cov nyiaj yuav muag tau los.

Kuv yuav nkag tau qhov plaus nkas *Senior Citizen Property Tax Deferral* no li cas?

Daim ntawv thov muaj nyob rau hauv Nroog Minneapolis tus Assessor lub loo kam thiab muaj nyob hauv Minnesotal Department of Revenue lub vej xaij ntawm: www.taxes.state.mn.us . **Daim ntawv thov yuav tsu ua kom tiav rau lub Xya hli tim 1** thiab yuav pib ncuu tau ib nrab ntawm koj cov se rau lub xyoo tom ntej. Koj yeej pib thov tau qhov plaus nkas no thaum koj muaj 65 xyoo, tiam si yuav yog xyoo tom tej koj cov se thiab yuav pib ncuu mus.

“Disaster Credit” rau cov tsev puas ntsoog yog dab tsi?

Hom kev pab no yog npaj pab rau cov tswv tsev uas lawv lub tsev raug puas li 50% es nyob tsis tau lossis siv tsis tau ua lwm yam lawm tias tus tswv txhob txwm ua kom puas tsuas yog nws puas nws xwb lossis yuam kev xwb. Tus tswv tsev ntawm lub tsev txawm yog homestead tsis yog los yeej thov tau qhov kev pab txo se no rau xyoo nws lub tsev puas.

Qhov nqi luv zog no yog suav los ntawm cov hli uas lub tsev puas es nyob tsis tau. Muab tus nqi ntawm lub tsev seb nyob li cas lawm, pauv mus ua feem pua, ces muab tus feem pua ntawd los khoo rau qhov se tas nrho xyoo ntawd. Qhov kawg, muab tus nab npawb tawm ntawd koj los khoo rau tus *fraction* 3/12 (peb lub hli ntawm 12 lub hli uas lub tsev nyob tsis tau) tawm li cas ces qhov ntawv yog qhov credit rau tus tswv tsev.

Piv txwv, lub tsev nyob nqi li \$100,000 thiab qhov se yog \$3,000 raug kub hnyiab lub Xya hli tim 10, 2003 thiab ho rov qab nyob tau rau lub Kaum ib hli tim 7, 2003. Lub tsev nyob nqi li \$75,000 ces yog 75%. Muab qhov no khoo rau \$3,000 se xyoo ntawd yuav tawm \$2,250. Qhov no yog qhov se ntawm lub tsev. Muab qhov no khoo rau tus *fraction* ntawm 3/12, uas yog cov hli lub tsev tsis zoo nyob, qhov no yuav muab tus tswv tsev li ntawm \$562.50 credit.

Kuv yuav thov tau qhov “disaster” credit no li cas?

Ua ntej, hu rau Nroog Minneapolis tus Assessor lub loo kam, qhia rau lawv txog qhov puas. Yog thov qhov no, uas muaj npe tias “Hennepin County’s Individual Disaster Credit,” koj **yuav tsum** fia ib daim ntawv thiab muab xa rau Nroog Minneapolis tus Assessor lub loo kam. Ua qhov no kom sai li sai tau tom qab thaum qhov teebmeem tshwm sim. Ntxiv mus, nco ntsoo khaw daim ntawv uas koj lub “insurance” tuaj kuaj koj lub tsev txog qhov puas ntawd. Thaum kawg, koj yuav tau rov hu rau Nroog Minneapolis tus Assessor lub loo kam thaum koj lub tsev kho tau lawm lossis yog koj ho muab nws muag.

Cov Caij Tseem Ceeb Txog Se Vaj Tsev

Ib hli	<ul style="list-style-type: none"> • Ib hli tim 2- Yog hnuv npaj kuaj cov tsev seb nyob nqi li cas lawm thiab muab cov tsev cai ua pawg.
Ob hli	<ul style="list-style-type: none"> • Xa ntawv nqi lub tsev tawm rau lub Ob hli ntuj los Peb hli ntuj.
Peb hli	<ul style="list-style-type: none"> • Xa cov ntawv qhia Se Vaj Tsev "Property Tax" tawm thaum lub Peb hli nqig. • Nroog Minneapolis sib tham txog "Open Book" rooj sab laj
Plaub hli	<ul style="list-style-type: none"> • Yog koj xav hais txog koj cov se ntawm Nroog Minneapolis cov Board of Appeal thiab Equalization, hu teem caij. • Plaub hli 30th Yog hnuv kawg rau koj yuav mus hais koj cov se tsev rau hauv Minnesota tsev hais plaub se "Tax Court."
Tsib hli	<ul style="list-style-type: none"> • Tsib hli tim 15 – Them koj thawj daim se tsev mus kom txog • Yog koj xav hais txog koj cov se tsev rau ntawm Hennepin County Board of Appeal thiab Equalization, hu teem caij. • Yuav xa ntawv rau cov tsev ua lag luam "manufactured homes."
Xya hli	<ul style="list-style-type: none"> • Xya hli tim 1 – Thov qhov Senior Citizen Tax Deferral tsis pub dhau hnuv no.
Yim hli	<ul style="list-style-type: none"> • Yim hli 31- Hnuv them thawj daim se ntawm cov tsev lag luam "Manufactured home".
Cuaj hli	
Kaum hli	<ul style="list-style-type: none"> • Kaum hli tim 1- Xa cov ntawv thov Homestead rau cov dig muag, cov ua tsis taus thiab muaj mob loj mus kom txog rau MN Department of Revenue • Kaum hli tim 15- Them daim se tsev thib ob mus kom txog.
Kaum ib hli	<ul style="list-style-type: none"> • Daim ntawv Property Tax Statements lossis Truth in Taxation xa tawm. • Kaum ib hli tim 15th – Them daim nqi se thib ob ntawm cov tsev ua liaj teb "Agricultural property" mus kom txog. • Kaum ib hli tim 15th – Them daim nqi se thib ob ntawm cov tsev ua lag luam "Manufactured Homes" mus kom txog
Kaum ob hli	<ul style="list-style-type: none"> • Tsoom nom tswv txiav txim siab txog pob nyiaj "final budgets" • Kaum ob hli tim 1st – Cov tswv tsev yuav tsum ua cov ntaub ntawv nkag Homestead rau xyoo tom ntej li se • Kaum ob hli tim 15th – hnuv kawg ntawm kev rau npe nkag Homestead rau xyoo tom ntej li se.