

SENATE
STATE OF MINNESOTA
NINETY-FOURTH SESSION

S.F. No. 4216

(SENATE AUTHORS: HEMMINGSEN-JAEGER)

DATE
03/09/2026

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6561 Introduction and first reading
Referred to Taxes

OFFICIAL STATUS

1.1 A bill for an act
1.2 relating to taxation; exempting certain tenants from personal property taxation;
1.3 amending Minnesota Statutes 2024, section 273.19, subdivision 1, by adding a
1.4 subdivision.

1.5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

1.6 Section 1. Minnesota Statutes 2024, section 273.19, subdivision 1, is amended to read:

1.7 Subdivision 1. **Tax-exempt property; lease.** Except as provided in subdivision 1b, 3,
1.8 or 4, tax-exempt property held under a lease for a term of at least one year, and not taxable
1.9 under section 272.01, subdivision 2, or under a contract for the purchase thereof, shall be
1.10 considered, for all purposes of taxation, as the property of the person holding it. In this
1.11 subdivision, "tax-exempt property" means property owned by the United States, the state
1.12 or any of its political subdivisions, a school, or any religious, scientific, or benevolent society
1.13 or institution, incorporated or unincorporated, or any corporation whose property is not
1.14 taxed in the same manner as other property. This subdivision does not apply to property
1.15 exempt from taxation under section 272.01, subdivision 2, paragraph (b), clauses (2), (3),
1.16 and (4), or to property exempt from taxation under section 272.0213.

1.17 EFFECTIVE DATE. This section is effective beginning with assessment year 2026
1.18 and thereafter.

1.19 Sec. 2. Minnesota Statutes 2024, section 273.19, is amended by adding a subdivision to
1.20 read:

1.21 Subd. 1b. Lessees in affordable housing. Property of an institution of purely public
1.22 charity with a purpose of providing housing for low-income individuals, which qualifies

2.1 for a property tax exemption, that is held under lease by a lessee, is not the property of the
2.2 lessee for all purposes of taxation.

2.3 **EFFECTIVE DATE.** This section is effective beginning with assessment year 2026
2.4 and thereafter.