

2020 Certificate of Rent Paid (CRP) Instructions

Property owners or managing agents must issue one Certificate of Rent Paid (CRP) to each adult renter by January 31, 2021. A managing agent acts on behalf of the property owner.

Do I need to issue CRPs?

If you own or manage property and rent living space to someone, you must issue CRPs to your tenants if one of the following is true:

- Property tax was payable on the property in 2020
- You were not required to pay property tax, but you made payments in lieu of property taxes

Certain property types have special requirements for issuing CRPs:

- For nursing homes, adult foster care homes, intermediate care, assisted living, or other health-care facilities, visit www.revenue.state.mn.us and type **landlords** into the Search box
- Cooperatives do not need to issue CRPs

What constitutes rent?

Rent is the amount paid for the right to occupy a rental unit as the renter's principal residence, even if the amount is not stated in a rental agreement.

Rent includes amounts paid:	Rent does not include:
<ul style="list-style-type: none"> • by the state or county, such as vendor payments, Medical Assistance, or Minnesota Housing Support (formerly GRH) • for a garage, parking space, or storage locker provided as part of a rental agreement • for utilities or pets if included as part of rent • by the city due to relocation • by the Department of Employment and Economic Security – Services for the Blind 	<ul style="list-style-type: none"> • damage deposit (unless used to pay rent) • late charges or fees • rent paid after December 31, 2020 • utilities if paid separately from rent • emergency assistance • rent paid by a federal government housing agency or federal program, such as Section 8 Housing Choice Voucher Program or HUD • rent paid by charitable organizations • rent paid by persons not living in the unit • charges for medical services, food, or laundry • the value of free rent provided as an incentive to rent the unit • a garage or separate structure not provided as part of a rental agreement • rent paid for farmland

Note: Minnesota Statute 290A.03, subdivision 12(b), defines the rent amount for nursing homes, intermediate care facilities, and adult foster care homes, which may be different from the amount actually paid.

What if multiple renters live in one unit?

If one or more adult renters live in the same unit for the entire year, show that each individual paid an equal amount of rent.

Note: Married couples must receive separate CRPs showing they each paid an equal portion of rent.

If an adult renter moved in or out during the year, show that each individual paid an equal amount of rent for the months they lived in the rental unit together.

What if I bought or sold a property during the year?

If you sold rental property, you have two options:

1. Give the buyer all information showing rent paid by each renter while you owned the building
2. Give each renter a CRP for the time you owned the building, showing rent paid and number of months rented

If you bought the property and the seller:

1. Provided you with the rent amount paid by each renter while the seller owned the property,
 - Report the total amount the renter paid for the year and the total number of months rented for the year
2. Did not provide you with the rent amount paid by each renter while the seller owned the property,
 - Enter the total amount the renter paid to you while you owned the building
 - Report only the number of months the renter paid rent while you owned the building

Whom do I issue CRPs to?

You must provide a separate CRP to each adult renter who lived in the rental unit in 2020. You must issue a CRP even if their name was not on the lease. Only one name should be on each CRP.

What if I own or manage a mobile home or mobile home park?

Mobile home parks and owners should use the tables below to determine how to issue CRPs.

Mobile Home Parks

If:	Then:
Mobile home owner lived in the mobile home	Issue a CRP to owner for lot rent
Mobile home owner did not live in the mobile home	Issue a CRP to each adult living in the mobile home for lot rent
Mobile home park owned mobile home	Issue a CRP to each adult living in the mobile home for lot and mobile home rent

Mobile Home Owners

If:	Then:
You received rent for mobile home only	Issue a CRP to each adult living in the mobile home for mobile home
You received rent for the lot and mobile home	Issue a CRP to each adult living in the mobile home for lot and mobile home rent

When should I issue CRPs?

You must issue CRPs no later than January 31, 2021 for rent paid in 2020. You can give CRPs to renters as an electronic or hard copy.

If a renter moves before December 31, 2020, you may give them their CRP when they move or by January 31, 2021. If you do not have a forwarding address, send the CRP to their last known address.

Do I need to keep copies of CRPs I issue?

You must keep a copy of all 2020 CRPs until February 1, 2024.

Line Instructions

Renter and Unit Information

The Electronic Certification Number (ECN) is generated when creating CRPs in e-Services. If you do not use e-Services, leave this field blank.

Property Information

Select a checkbox if the rental property is an adult foster care, assisted living, intermediate care facility, or nursing home. Based on your selection, follow the instructions in the Total Rent section.

If the rent is for a mobile home or a mobile home lot, select the appropriate checkboxes.

If you received rent for:	Check:
Lot only	Mobile Home Lot
Mobile home only	Mobile Home
Lot and Mobile Home	Mobile Home Lot and Mobile Home

Rent Details

Line A

Medical Assistance covers medical expenses of low-income Minnesotans. For more information on Medical Assistance, go to www.revenue.state.mn.us and type **landlords** into the Search box and select "CRP Information for Landlords."

If medical assistance paid any rent, select the Yes box and enter the total amount paid.

Line B

Minnesota Housing Support, formerly known as Group Residential Housing (GRH) is a state program that pays room and board for low-income seniors and adults with disabilities. The housing provider receives payments for the eligible person. For more information on Minnesota Housing Support, go to www.revenue.state.mn.us and type **landlords** into the Search box and select "CRP Information for Landlords."

For amounts not to include on Line B, see "Rent does not include" under **What constitutes rent?** on page 1.

Total Rent

Line 1

Enter the total rent paid by the renter in 2020. If there are multiple renters in a unit, split the rent evenly between all renters.

- **Nursing homes or intermediate care facilities:** Multiply the number of months the resident lived in the care facility by \$510. Do not issue residents a CRP for short-term or transitional care
- **Adult foster care homes:** Multiply the number of months the resident lived in the adult foster care home by \$800

Continued

- **Assisted living facilities:** Go to www.revenue.state.mn.us and type **assisted living** into the Search box and select “CRP Information for Landlords”
- **Caretaker:** Include the amount of rent actually paid. Enter any caretaker rent reduction on line 2.

See “What constitutes rent?” on page 1.

Line 2

If the renter paid a reduced rent in exchange for being a caretaker, enter the amount of the reduction on this line. For example, if rent is reduced by \$200 per month for caretaking, enter \$2,400 (\$200 x 12 months). Split the caretaker rent reduction evenly between all adult occupants.

Penalties

If you do not give CRPs to your renters, we can assess a \$100 penalty for each CRP not issued. You must issue a CRP for rent actually paid even if the renter owes back rent.

If you overstate the amount of rent constituting property tax, we can assess a \$100 penalty or 50% of the overstatement, whichever is greater.

Where can I get CRPs?

- Download the CRP and instructions at www.revenue.state.mn.us and type **CRP** into the Search box
- Use software. For a list of software, go to www.revenue.state.mn.us and type **CRP Software** into the Search box
- Create your own CRPs. Go to www.revenue.state.mn.us and type **form approval** into the Search box to learn how to create your own CRPs. You must send samples to the department for approval before you can send substitute CRPs to renters

Questions?

Forms and instructions are available on our website at www.revenue.state.mn.us.

If you have questions:

- Visit our website at www.revenue.state.mn.us and type **landlords** into the Search box
- Send us an email at individual.incometax@state.mn.us
- Call us at 651-296-3781 or 1-800-652-9094

If you would like to be removed from the CRP mailing list, contact us at the phone number or email listed above.