



S.F. No. 2199 – Allowing Valuation Reductions on Certain Property with Conservation Easements (as proposed to be amended by the A-2 amendment)

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SF 2199 provides that a metropolitan county that has adopted a program to protect farmland or natural areas may, by resolution, authorize the assessor to consider the impact of the conservation easement on the property's assessed value.

The legislative history of this section of law is as follows:

1981: Law enacted and provided that, under certain circumstances, a property subject to a conversation easement '*shall*' be entitled to a reduced valuation.

2008: Law was modified to provide that the value '*may be adjusted*.'

2013: Law modified to provide that the value of property subject to a conservation restriction or easement '*shall not*' be reduced if the restriction or easement was for a conservation purpose and the property was being used in accordance with the terms of the easement. The 2013 law change did not apply to conservation easements or restrictions covering riparian buffers along lakes, rivers, and streams that are used for water quantity or quality control, easements in a county that adopted, by referendum, a program to protect farmland and natural areas since 1999 (Dakota County), or, as enacted in 2014, conservation easements or restrictions entered into prior to May 23, 2013.

Effective beginning with assessment year 2026 and thereafter.

