

CHAPTER 1950
BOARD OF ASSESSORS
LICENSURE, EDUCATION, AND CONDUCT

- 1950.1000 DEFINITIONS.
- 1950.1010 PURPOSE AND APPLICATION.
- 1950.1020 LICENSURE.
- 1950.1030 CERTIFIED MINNESOTA ASSESSOR (CMA).
- 1950.1035 TEMPORARY LICENSE.
- 1950.1050 ACCREDITED MINNESOTA ASSESSOR (AMA).
- 1950.1060 SENIOR ACCREDITED MINNESOTA ASSESSOR (SAMA).
- 1950.1080 CONTINUING EDUCATION.
- 1950.1090 CONDUCT AND DISCIPLINE.

1950.0100 [Repealed, 13 SR 2751]
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1950.1000 DEFINITIONS.

Subpart 1. **Scope.** The terms used in this chapter have the meanings given them in this part.

Subp. 2. [Repealed, 26 SR 1334]

Subp. 3. **Board.** "Board" means the Board of Assessors.

Subp. 4. [Repealed, 35 SR 2012]

Subp. 5. **City assessor.** "City assessor" means the person employed under Minnesota Statutes, chapters 270 and 273 as the assessor of a city of the first class.

Subp. 6. **Continuing education hours.** "Continuing education hours" means educational hours approved by the board. Normally one instructional hour equals one continuing education hour.

Subp. 7. **County assessor.** "County assessor" means the person employed as the county assessor by a county under Minnesota Statutes, chapters 270 and 273.

Subp. 8. **Form appraisal.** "Form appraisal" means a written appraisal of a particular property that briefly describes the property, and the appraiser's estimate of the property's market value using accepted appraisal methods and techniques.

Subp. 9. **IAAO.** "IAAO" means the International Association of Assessing Officers.

Subp. 10. **Local assessor.** "Local assessor" means the person employed as the assessor for a township or city, under Minnesota Statutes, chapters 270 and 273, excluding city assessors for cities of the first class.

Subp. 11. **Demonstration narrative appraisal.** "Demonstration narrative appraisal" means a written appraisal of a particular property that describes the property in great detail and demonstrates the appraiser's knowledge of the appraisal process by requiring the appraiser to analyze facts regarding the property in order to reach conclusions concerning the property's value using accepted appraisal methods and techniques.

Subp. 12. **Revoke.** "Revoke" means to take away an assessor's license, assessor coursework, and all assessor education hours granted by the board used to obtain, upgrade, or keep an assessor's license.

Subp. 13. [Repealed, 29 SR 1450]

Subp. 13a. **Specific assessing jurisdiction.** "Specific assessing jurisdiction" means the entire political entity; county, city, or town, by whom an assessor is employed or for whom the person is performing the duties of an assessor under contract.

Subp. 14. [Repealed, 26 SR 1334]

Subp. 15. **Suspend.** "Suspend" means to take away an assessor's license for a specified length of time.

Subp. 16. [Repealed, 26 SR 1334]

Subp. 17. **Felony.** "Felony" means a conviction of a felony in this state or in any other state or federal jurisdiction or conviction of any offense in any other state or federal jurisdiction which would have been a felony if committed in Minnesota.

Statutory Authority: *MS s 270.41; 270.47*

History: *13 SR 2751; 18 SR 1442; 26 SR 1334; 29 SR 1450; 35 SR 2012; 48 SR 1055*

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1950.1010 PURPOSE AND APPLICATION.

This chapter is intended to clarify and implement Minnesota Statutes, sections 270.41 to 270.50, so the provisions of these laws may be best effectuated and the public interest most effectively served.

Except as provided in part 1950.1090, subpart 7, this chapter applies to persons holding an assessor's license in Minnesota under Minnesota Statutes, sections 270.41 to 270.50, and to persons applying to the board for an assessor's license.

Statutory Authority: *MS s 270.47*

History: *13 SR 2751; 26 SR 1334; 35 SR 2012*

Published Electronically: *July 7, 2011*

1950.1020 LICENSURE.**Subpart 1. Basic requirement for licensure.**

A. Except as provided in subparts 4 and 5, no person shall be employed as a city, county, or local assessor without being licensed as qualified by the board.

B. Except as provided in subparts 4 and 5, no person shall be employed to work under the supervision of a licensed assessor to assist in making exemption, classification, or valuation decisions without being licensed as qualified by the board.

Subp. 2. **Term of license.** Assessors' licenses are issued on a fiscal year basis beginning July 1 of each year and expiring June 30 of the succeeding year.

Subp. 3. [Repealed, 45 SR 91]

Subp. 3a. [Repealed, 45 SR 91]

Subp. 4. **New hires; initial registration and deadline for obtaining and upgrading license.** County and city assessors must be licensed as of the date of employment, and must obtain licensure at the level required for the position within two years from the date of employment. The commissioner of revenue shall not approve the appointment of a county or city assessor to the remainder of a four-year term if that person has not obtained licensure at the required level within two years of the person's probationary appointment as county or city assessor.

A local assessor must be licensed at the date of employment, except that a city, other than a city of the first class, or township requiring an assessor with a license level greater than that of a certified Minnesota assessor may hire a person with a license one level lower than the required level, and this person has one year from the date of hire to attain the required license. A local assessor who fails to obtain the required license within the one-year period must be dismissed.

Every person employed by an assessor to assist in making exemption, classification, or valuation decisions who is not yet licensed is required to register with the board within 30 days of hire, and must become licensed at the level required for that position within three years from the date of employment. A person employed to assist an assessor in making exemption, classification, or valuation decisions who does not obtain the required license within the time allowed must be dismissed.

Subp. 5. Reinstatement.

A. Before a license will be issued to a person who has not been licensed for a period of five years or more, that person must:

(1) have successfully completed:

(a) a board-approved Minnesota assessment laws and procedures course within the previous five years; and

(b) all courses required for the applicable license under Minnesota law;

- (2) pay a reinstatement fee;
- (3) pay the appropriate license fee;
- (4) supply documentation of having completed all required continuing education requirements for the most recent four-year period; and
- (5) if applying for reinstatement of a senior accredited Minnesota assessor license, complete the interview required under part 1950.1060, subpart 2, item F.

B. An applicant for renewal must pay a reinstatement fee in addition to the license fee if the application for renewal is received after June 30.

Statutory Authority: *MS s 270.41; 270.47*

History: *13 SR 2751; 16 SR 135; 26 SR 1334; 35 SR 2012; 43 SR 1145; 45 SR 91; 48 SR 1055*

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1950.1030 CERTIFIED MINNESOTA ASSESSOR (CMA).

A person assisting the assessor of a taxing jurisdiction in making exemption, classification, or valuation decisions must obtain licensure as a certified Minnesota assessor. Requirements to initially obtain licensure as a certified Minnesota assessor are given in items A to F.

A. A passing grade in a board-approved Minnesota assessment laws and procedures course taken within the previous five years.

B. A passing grade in a board-approved residential appraisal principles course with a board-specified minimum number of hours of instruction.

C. A passing grade in a board-approved residential appraisal procedures course with a board-specified minimum number of hours of instruction.

D. A passing grade in a board-approved mass appraisal basics course with a board specified minimum number of hours of instruction.

E. One year's apprenticeship experience under a licensed assessor. In lieu of this requirement the board may consider alternate experience.

F. Application to the board, and the appropriate fee.

Statutory Authority: *MS s 270.41; 270.47*

History: *13 SR 2751; 16 SR 135; 26 SR 1334; 29 SR 1450; 35 SR 2012; 43 SR 1145; 45 SR 91*

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1950.1035 TEMPORARY LICENSE.Subpart 1. **Military.**

A. A person with a military status who applies for a temporary assessor's license shall submit an application under Minnesota Statutes, section 197.4552, accompanied by payment of the license fee. The applicant shall supply the board with evidence of all of the following:

(1) military status as:

(a) an active duty military member;

(b) a spouse of an active duty military member; or

(c) a veteran with confirmation of an honorable or general discharge status within the two years preceding the date of the temporary assessor license application;

(2) current assessor licensure, certification, or permit in another state, with no history of disciplinary action; and

(3) a current criminal background study that does not include conviction of a crime that, if committed by an applicant or licensee in Minnesota, would violate part 1950.1090, subpart 2, item C, D, or F, or subpart 4, item A, or Minnesota Statutes, section 270.41, subdivision 3, paragraph (a), clause (4).

B. The board shall evaluate the information required under this subpart at its next regularly scheduled meeting. If the applicant meets the requirements under this subpart, the board shall issue a temporary license and notify the applicant.

Subp. 2. **Certified general appraiser (CGA) level appraisers.** Upon application to the board, a Minnesota appraiser licensed by the Department of Commerce at the certified general appraiser (CGA) level shall be granted a temporary certified Minnesota assessor (CMA) license. The temporary license holder shall be approved to appraise income-producing properties if the temporary license holder has completed the coursework required by Minnesota Statutes, section 273.11, subdivision 13, or coursework deemed equivalent by the board.

Subp. 3. **Expiration.** A temporary license under subpart 1 or 2 expires on the second June 30 after issuance, or after the license holder obtains a permanent license, whichever occurs first. An applicant may not obtain more than one temporary license in the applicant's lifetime. The five-year time period during which temporary license holders must obtain accredited Minnesota assessor (AMA) licensure under Minnesota Statutes, section 270C.9901, begins on the date the temporary license is issued.

Statutory Authority: *MS s 270.41; 270.47*

History: *43 SR 1145; 45 SR 91; 48 SR 1055*

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1950.1040 [Repealed, 48 SR 1055]

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1950.1050 ACCREDITED MINNESOTA ASSESSOR (AMA).

A person with an accredited Minnesota assessor license, with at least three years of assessment experience, may perform all duties required in the classification and appraisal of real and personal property for property tax purposes. Requirements to initially obtain licensure as an accredited Minnesota assessor are given in items A to D.

A. A certified Minnesota assessor license or meeting the requirements for licensure as a certified Minnesota assessor, plus:

(1) a passing grade in two board-approved income courses with a board-specified minimum number of hours of instruction; and

(2) a passing grade on a board-approved course with a minimum of 15 hours of instruction on the assessment of a particular type of property, such as multiunit residential property, agricultural property, lakeshore property, or new construction.

B. A passing grade on one demonstration narrative appraisal, completed no more than five years prior to the date it is submitted for grading. In lieu of this narrative appraisal, the applicant may substitute:

(1) obtaining the designation of SRA or MAI from the Appraisal Institute or its successor organization;

(2) obtaining the designation of residential evaluation specialist (RES) or certified assessment evaluator (CAE) from the International Association of Assessing Officers;

(3) obtaining the designation of assessment administrative specialist (AAS) or mass appraisal specialist (MAS) from the International Association of Assessing Officers;

(4) a four-year degree with a major in real estate from an accredited college or university;
or

(5) submitting a residential form appraisal completed no more than five years prior to the date it is submitted for licensure under this part that has received a passing grade and successful completion of a board-approved residential case studies examination.

C. Three years of assessment experience.

D. Application to the board, and the appropriate fee.

Statutory Authority: *MS s 270.41; 270.47*

History: *13 SR 2751; 16 SR 135; 18 SR 1442; 21 SR 1245; 26 SR 1334; 29 SR 1450; 35 SR 2012; 43 SR 1145; 45 SR 91; 48 SR 1055*

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1950.1060 SENIOR ACCREDITED MINNESOTA ASSESSOR (SAMA).

Subpart 1. [Repealed, 45 SR 91]

Subp. 2. **Allowed duties; specific requirements for SAMA.** A person with a senior accredited Minnesota assessor license, with at least five years of assessment experience, may perform all duties required in the classification and appraisal of real and personal property for property tax purposes. Requirements to initially obtain licensure as a senior accredited Minnesota assessor are given in items A to G.

A. Meeting of all requirements for licensure as an accredited Minnesota assessor in part 1950.1050.

B. A passing grade on a demonstration narrative appraisal. This narrative appraisal must have been completed no more than five years prior to the date the appraisal is submitted for grading, and is in addition to the one that must be written to fulfill the requirements for the accredited Minnesota assessor license. At least one of these narratives must be of an income-producing property. In lieu of this narrative appraisal, the applicant may substitute one of the following:

(1) obtaining the designation of MAI from the Appraisal Institute or its successor organization;

(2) obtaining the designation of certified assessment evaluator (CAE) from the International Association of Assessing Officers;

(3) successful completion of a board-approved income producing property case studies examination; or

(4) a demonstration narrative appraisal of income-producing property developed for use in Minnesota Tax Court, or higher Minnesota court, that is introduced as evidence of value and is the subject of testimony by the preparer, if upon review the board determines that preparation of this appraisal required substantially the same expertise, or more, as would preparation of the demonstration narrative appraisal described in this item. This appraisal must have been introduced as evidence no more than five years prior to the date of the application on which it is listed.

C. A passing grade in a board-approved assessment administration course with a minimum of 30 hours of instruction.

D. Completion of board-approved management and leadership courses with a minimum of 30 hours of instruction.

E. Five years of assessment experience.

F. Completion of an interview with the board that demonstrates the applicant's knowledge, understanding, and application of appraisal standards.

G. Application to the board, and the appropriate fee.

H. Item D does not apply to a licensee who meets the following conditions:

(1) on May 1, 2020, the licensee was licensed as an accredited Minnesota assessor under part 1950.1050; and

(2) on May 1, 2020, the licensee was serving as a county assessor pursuant to the commissioner of revenue's approval on a probationary basis as prescribed by Minnesota Statutes, section 273.061, subdivision 1.

Subp. 3. [Repealed, 18 SR 1442]

Subp. 4. [Repealed, 18 SR 1442]

Subp. 5. [Repealed, 18 SR 1442]

Subp. 6. [Repealed, 29 SR 1450]

Statutory Authority: *MS s 270.41; 270.47*

History: *13 SR 2751; 16 SR 135; 18 SR 1442; 21 SR 1245; 26 SR 1334; 29 SR 1450; 35 SR 2012; 43 SR 1145; 45 SR 91; 48 SR 1055*

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1950.1070 [Repealed, L 2003 1Sp1 art 2 s 136]

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1950.1080 CONTINUING EDUCATION.

Subpart 1. **Requirement.** To maintain a specific level of licensure, an assessor must take continuing education. A certified Minnesota assessor or certified Minnesota assessor specialist license holder must obtain at least 50 continuing education hours during a four-year period. An accredited Minnesota assessor or senior accredited Minnesota assessor license holder must obtain at least 60 continuing education hours. Any assessment-related seminar or coursework mandated by statute qualifies for continuing education hours. The four-year educational period begins July 1 of every presidential election year and ends June 30 of the succeeding presidential election year. An assessor who upgrades a license, for example, by moving from a certified Minnesota assessor to an accredited Minnesota assessor, during this four-year period must only obtain the continuing education hours needed for the license held at the beginning of the educational period.

Subp. 2. **Basis of continuing education hours.** Continuing education hours are given in three general categories.

A. Educational courses or seminars in assessment or appraisal subjects are eligible for continuing education hours. The sponsor of such courses may apply to the board for continuing education hours approval, or the recipient of the instruction may apply either before or after the course has been given. One continuing education hour is given for each instructional hour.

B. In addition to the courses and seminars in item A, the board may grant continuing education hours for coursework and seminars in management, public relations, supervision, and computer applications training that are specific to the assessment field.

C. At the discretion of the board, continuing education hours may be given for such activities as writing, developing, revising, teaching or assisting in the presentation of an assessment or appraisal course or seminar. Continuing education hours may be granted in these instances after

the board has reviewed such factors as time, content, professional level, and appropriateness of the activity.

Subp. 3. **Repetition of courses and seminars.** Continuing education hours are not given to assessors for repeating any course or seminar within a four-year educational period. Instructors of board-approved courses or seminars may not report continuing education hours for repeating any course or seminar taught within a four-year educational period.

Subp. 3a. [Repealed, 35 SR 2012]

Subp. 4. [Repealed, 48 SR 1055]

Subp. 4a. [Repealed, 43 SR 1145]

Subp. 5. **Assessor responsibility.** The assessor is responsible for providing documentation for courses or seminars completed or other continued education hours earned. The board may require the assessor to submit proof of attendance, certificates of completion, educational transcripts, or other documentation it considers necessary to substantiate the fact that an assessor has completed the necessary educational requirements.

Subp. 6. [Repealed, 35 SR 2012]

Statutory Authority: *MS s 270.41; 270.47*

History: *13 SR 2751; 16 SR 135; 18 SR 1442; 26 SR 1334; 29 SR 1450; 35 SR 2012; 43 SR 1145; 45 SR 91*

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1950.1090 CONDUCT AND DISCIPLINE.

Subpart 1. **Board's authority.** The board may refuse to grant, suspend, or revoke an assessor's license if the assessor fails to meet the requirements of subparts 2 to 4, fails to perform statutory duties, or commits acts detrimental to the assessment profession or in violation of the Code of Conduct and Ethics for Licensed Minnesota Assessors as adopted by the board pursuant to Laws 2005, First Special Session chapter 3, article 1, section 38.

Subp. 2. **Refusal to grant license.** The board may refuse to grant or issue an assessor's license for the following causes:

A. failure to obtain the necessary education or experience levels required in parts 1950.1030 to 1950.1060 for first issuance of a specific level of license;

B. failure to obtain the necessary continuing education required in part 1950.1080 for maintenance of a specific level of license;

C. falsifying educational requirements or making false statements on an application;

D. failure to file or pay Minnesota income taxes;

E. failure to pay the required license or application fee;

- F. conviction of a felony; or
- G. performing fee appraisals within the assessor's specific assessing jurisdiction.

As used in this part, "performing fee appraisals" includes (1) being engaged as a real estate sales or purchase agent for a seller or purchaser of real estate or (2) owning a real estate sales or purchasing agency.

Subp. 3. **Suspension of license.** The board may suspend an assessor's license for the following offenses:

- A. cheating on a test given in conjunction with an assessment education course;
- B. falsifying attendance records at a course or seminar;
- C. plagiarism of an appraisal narrative of any kind submitted to the board under the license requirements in part 1950.1020;
- D. preparing or writing an appraisal narrative for another person's signature, or contracting with another person to prepare or write a narrative appraisal that will be submitted to the board under the license requirements in part 1950.1020; or
- E. inefficiency of office or neglect of the statutory duties of assessors in Minnesota Statutes, chapters 272, 273, and 274, the result of which is an adverse or injurious impact on the taxpayers of the assessor's jurisdiction.

The length of suspension is at the discretion of the board. In determining the length of time an assessor's license may be suspended, the board shall consider such factors as the assessor's previous record, the severity and impact of the offense on the assessment community, and the consequence of the assessor's action on the taxpayers of the assessment jurisdiction. Upon completion of the suspension, the assessor's license may be reinstated at the same level held before suspension if the assessor pays the necessary fees and has completed the required continuing education.

Subp. 4. **Revocation of license.** The board may revoke an assessor's license for the following offenses:

- A. conviction of a felony while holding a current assessor's license;
- B. giving preferential treatment to a taxpayer by knowingly and intentionally listing property on the tax list at substantially less than its market value, or misclassifying property to gain favor or benefit from the taxpayer;
- C. unprofessional conduct caused by knowingly and willingly failing to comply with the duties of assessors in Minnesota Statutes, chapters 272, 273, and 274, the result of which is an adverse or injurious impact on the taxpayer of the assessor's jurisdiction;
- D. performing fee appraisals within the assessor's specific taxing jurisdiction; or
- E. performing under contract the duties of local assessor for a specific assessing jurisdiction within the county for which the person is the county assessor.

The board may specify that the revocation is permanent, or it may specify a period of time after which the assessor may reapply for a license. If an assessor's license has been revoked, all of the assessor's course work and all assessor education hours granted by the board used to obtain, upgrade, or keep an assessor's license and all previous levels of licensure are also revoked and the assessor must meet all educational requirements of the level of license being applied for anew. The board shall consider the same factors in license revocation proceedings as are considered in matters of license suspension.

Subp. 5. Investigations and proceedings. An action of the board taken in conjunction with the suspension or revocation of an assessor's license must be conducted in accordance with Minnesota Statutes, sections 214.04 and 214.10. An action of the board taken in conjunction with refusal to grant, renew, suspend, or revoke an assessor's license is subject to review under Minnesota Statutes, chapter 14. A contested case concerning a board action with regard to the issuance, suspension, or revocation of an assessor's license is subject to the provisions of Minnesota Statutes, chapter 14.

Subp. 6. Outside activities. Certain activities outside the scope of the assessor's office may give the appearance of a conflict of interest to the taxpayers of the assessor's jurisdiction. These activities include the performance of fee appraisals, tax representation or consultation, real estate sales, insurance sales, and property management. In order to avoid situations which could compromise the integrity of the assessor's office, each assessor applying for a license is required to list on the license application any outside activities such as those stated above. All employers of assessors engaged in outside activities will be notified of this fact by the board by December 31 of each year. Whether or not the assessor may continue the outside activities shall be a condition of the employer-employee agreement. The board will not specifically prohibit an assessor from engaging in these outside activities, except that no assessor will be allowed to perform fee appraisals within the assessor's specific assessment jurisdiction. An assessor who performs fee appraisals within the assessor's specific assessment jurisdiction will be subject to the disciplinary measures shown in subparts 2 and 4. An assessor who falsifies a license application by not listing outside activities is subject to the penalties shown in subpart 2.

Subp. 7. Use of board designations by unlicensed persons. In order to prevent confusion for consumers of appraisal or real estate services in this state, no person in this state may use the designations "certified Minnesota assessor," "accredited Minnesota assessor," or "senior accredited Minnesota assessor;" or the initials "CMA," "AMA," or "SAMA" on the person's official or professional correspondence, on the person's business cards, on other advertising materials, or in any other manner that implies the person has the associated board issued assessor's license, unless that person holds a currently valid board issued license at that level.

Statutory Authority: *MS s 270.41; 270.47*

History: *13 SR 2751; 16 SR 135; 18 SR 1442; 26 SR 1334; 29 SR 1450; 35 SR 2012; 48 SR 1055*

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