



CARVER COUNTY

LAND RECORDS & VITALS DEPARTMENT

COMBINATION POLICY

Statement and Purpose

Carver County Land Records & Vitals Department is responsible for the integrity of maintaining land records. In order to maintain the integrity of land records for taxation purposes, this policy has been created to provide a fair and standardized way to combine tax parcels located in Carver County.

Policy

In accordance with MN Statute 272.46, Carver County Land Records & Vitals Department will approve the combination of tax parcels as long as all requirements are met and approved by Land Records Department.

Procedure

Carver County Land Records & Vitals Department will approve combining parcels only if the following requirements are met:

- Receipt of completed form by owner or designated representative
- Modified parcel legal descriptions must also be recorded in Deed form in the County Recorder's office to allow for the tracking of the combined parcel legal descriptions for future title searches or for tracking the compliance with zoning ordinances
- Based upon deeds of record, parcels must be of the same (identical) ownership
- Parcels must be contiguous
- Parcels must be located in same unique taxing districts (TAG)
- Current year and delinquent taxes must be paid on each parcel
- If parcels are in a Tax Increment Financing District (TIF), they must be located in the same TIF district
- If special assessments are not paid on all parcels, the city/township would need to recertify the special assessments for the new parcel

Upon approval of the parcel combination, Carver County Land Records & Vitals Department will:

- Will combine the legal descriptions of record for parcels being combined, addressing will dependent on structure and assigned by the applicable City, Township or County
- Notify the city/township affected by the combination. If applicable, city/township will recertify special assessments
- Notify Carver County Land Management and Assessors Department
- Process combinations received by 12/31 for the following tax year

Carver County Land Records & Vitals Department retains the right to deny a request to uphold the integrity of tax records and will notify the requestor in writing the reason for denial.