

Part IV – Attestations

ATTENTION: Attest to each statement by checking the boxes and signing this form. If you cannot attest to all of these statements, you do not qualify for the reduced rate. BY SIGNING BELOW, I declare, under penalty of perjury:

- ☐ This property is a dwelling. A dwelling is defined as “a single-family dwelling unit, unit of a multiple-unit dwelling, trailer, manufactured home, or mobile home and the parcel on which the long-term rental improvements are located, but not including any contiguous or adjacent parcels of land.
- ☐ I am current on payments of all property taxes on my long-term rental property.
- ☐ I will own and maintain the land and improvements as a long-term rental for periods of 28 days or more for at least 7 months in 2026.
- ☐ The long-term rental property will be occupied by tenants who use the dwelling as a residence.

I acknowledge the reduced property tax rate for a long-term rental will remain effective until the end of the tax year in which any of the following events occur: there is a change in ownership of the property; the property is no longer rented to tenants as a dwelling; the terms of the lease change and the property no longer qualifies as a long-term rental as defined in 15-6-405, MCA; or I fail to submit a reapplication to the Department as required in 15-6-411, MCA. **If my situation changes and these declarations are no longer accurate, I understand that I must notify the Department of Revenue within 30 days of the change.**

Part V – Penalties for Mistaken, Incorrect, False, or Fraudulent Applications

ATTENTION: You may be liable for any mistakes or incorrect applications, and there are significant penalties for false or fraudulent applications.

If the Department determines that a long-term rental reduced tax rate was improperly approved or the property no longer qualifies, the Department must revise the assessment for each affected year using the assessment revision procedure in [15-8-601, MCA](#), and the applicant is liable for the difference in property taxes. If a false or fraudulent application was filed, the Department must revise the property assessment and impose a penalty. The penalty for a false or fraudulent application is three times the base penalty amount (the difference between the taxes that should have been paid and the taxes actually paid), plus interest at the statutory rate, until it is paid. These revised assessments, and penalties, if applicable, apply to the applicant even if the applicant no longer owns the property.

Owner or
Authorized Agent's Signature _____

Date

M	M	D	D	Y	Y	Y	Y
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Mail application form to:

Montana Department of Revenue
ATTN: Reduced Property Tax Rate on a
Long-Term Rental Property
PO Box 8018
Helena, MT 59604-8018

Multi-Family Rental Property Income and Expense Reporting

Please report the total number of units and the number of units rented on a long-term basis. For each unit rented on a long-term basis please report the total rental income and expenses for the unit and report the amount of rent received each month by unit. If the property wasn't rented during a month or 2026 will be the first time renting the property as a long term rental, please enter \$0.

Total Units _____ Long-Term Rentals _____

Total Income _____ Total Expenses _____

Unit #	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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2026 Montana Application for a Reduced Property Tax Rate on a Long-Term Rental Property Instructions

Purpose. Use this form to apply for the 2026 Reduced Property Tax Rate for a Long-Term Rental Property if you are unable to apply online through homestead.mt.gov.

Senate Bill 542 and House Bill 231 enacted in the 2025 Montana Legislature provide property tax relief to eligible Montana taxpayers. The Reduced Property Tax Rate for a Long-Term Rental Property is available to entities and individuals who own property, including purchasers under a contract for deed, grantors of trust indentures, and trustees of grantor revocable trusts.

A long-term rental is a Montana class four residential property that will be rented to and occupied by tenants for periods of 28 days or more for at least 7 months who use the rental unit as their residence for Tax Year 2026.

Finding Your Geocode. A geocode is a 17-digit code that identifies your property. You can find your geocode using the Montana State Library's Montana Cadastral website at cadastral.mt.gov.

Part I – Taxpayer Information

Enter your name and Social Security Number or Federal Employee Identification Number.

If the long-term rental is held in a grantor trust, enter the name and Social Security Number of the grantor.

Part II – Contact Information.

Mailing address. Enter the address where you receive your mail. This is where we will mail an approval or denial letter and any additional correspondence.

Phone number and email address. Provide your daytime phone number and email address in case we have questions regarding your application.

Part III – Long-Term Rental Information

Geocode. Enter your geocode exactly as it appears on your property record in cadastral, including all numbers and any letters. You may copy and paste your geocode directly from cadastral into this field.

Income and expense information. Enter the long-term rental property's income and expense information for Tax Year 2025. If the long-term rental property contains more than one unit, provide the income and expense information for each unit, using the template on page 3. If you did not rent your property as a long-term rental property in 2025, enter \$0 on each line.

If you do not charge rent, enter \$0. If you receive services in lieu of rent, enter the estimated value of the services received and enter that amount as rent charged.

Part IV – Attestations

Attestations. To qualify for the Reduced Property Tax Rate on a Long-Term Rental Property, you must attest to each statement. If you cannot attest to these statements, you do not qualify. Do not complete or send in a form.

Property is a dwelling. A dwelling is defined as “a single-family dwelling unit, unit of a multiple-unit dwelling, trailer, manufactured home, or mobile home and the parcel of land on which the long-term rental improvements are located but not including any contiguous or adjacent parcels of land.”

Property taxes paid. Your long-term rental property taxes (delinquent and current) must be paid to be eligible for the Reduced Property Tax Rate on a Long-Term Rental Property.

Occupancy requirement. Your long-term rental property must be occupied by tenants who use the dwelling as a residence to be eligible for the reduced property tax rate.

Term of lease requirements. Your long-term rental property must be rented for periods of 28 days or more for at least 7 months.

Part V – Penalties for Mistaken, Incorrect, False, or Fraudulent Applications

Signature. If your long-term rental property is owned by one or more individuals, one owner must sign the form. If your long-term rental property is held in a grantor revocable trust, the trustee or grantor of the revocable trust signs the form on behalf of the trust. If any entity owns the long-term rental property, an authorized agent of the entity signs the form on behalf of the entity.

The department is required to correct any applications submitted for the Reduced Property Tax Rate on Long-Term Rental Property when it discovers that the reduced property tax rates were incorrectly applied. The applicant will be liable for the difference between the higher property tax rate and the property taxes paid. If an application was made using false or fraudulent information, this can result in criminal prosecution as well as a penalty. The penalty for a false or fraudulent information is equal to three times the base penalty amount. The base penalty amount is equal to the property tax due for each year the homestead reduced tax rate was improperly applied, determined using the tax rate provided for in [15-6-134\(3\)\(a\), MCA](#), the property's appraised market value determined by the department, and the mill levies in effect for that tax year, less the actual property taxes paid in the year.

Denied application. If your application is denied, you have the right to request an informal review of the denial.

You can use the Homestead/Long-Term Rental Application Request for Informal Review form. More information about how to request an informal review may be found on our website at homestead.mt.gov and in the Homestead/Long-Term Rental Application Request for Informal Review form instructions.

Application deadline. The submission due date for the 2026 Montana Application for a Reduced Property Tax Rate on a Long-Term Rental Property is March 1, 2026. This form must be postmarked by March 1, 2026. We cannot accept application forms for the 2026 Reduced Property Tax Rate on a Long-Term Rental Property after this date.

Use blue or black ink to complete this form.
Mail your form to:

Montana Department of Revenue
ATTN: Reduced Property Tax Rate on a
Long-Term Rental Property
PO Box 8018
Helena, MT 59604-8018

Questions? Call us at (406) 444-6900, or Montana Relay at 711 for the hearing impaired. Email us at DORHelp@mt.gov.