

RIM Easement Payment Rate Determination Procedure

Version: 3.00
Effective Date: 05/15/2025
Approval: SMD

Procedure Statement

This procedure outlines the BWSR process for determining RIM easement program payment rates for all RIM programs at the time of application. The procedure identifies the methods of determining payment rates, the timing of rate updates, the impact of rate updates on in-process easements, special considerations for partner programs and timelines for reapplication if a landowner chooses to withdraw an application.

Reason for the Procedure

This procedure establishes written documentation of the process used to determine payment rates at the time of application and establishes that in-process easements are not eligible for a rate update after application submittal except under limited circumstances for partner projects.

General Procedure

Township average values (RIM rates)

RIM rates for easements that are focused on restoration of the easement land are normally based on the township average land value and are updated at least annually. Rates will be released in the spring of each year. The rates will be based on the previous December reporting from the Minnesota Department of Revenue. July reporting may also be used to monitor and update rates in years where there are indicators or evidence of significant changes in land value trends.

Tax assessed values

RIM programs focused on protection of existing land cover typically determine the easement payment rate based on a percentage of the estimated market value (EMV) of the land for the current payable tax year (or “pay year”) at the time of application. The EMV for the current pay year is determined by the county assessor based on the prior year’s assessment.

Rates will be calculated as described in annual memos approved by the Executive Director and consistent with Board Order #25-22.

In-process easements and application withdrawal

Easement payment rates are determined at the time of application. In-process easements are not eligible for a rate update after a landowner has submitted a signed application. Landowners can withdraw an easement application at any time during application processing. If an application is withdrawn, the same landowner/landowner group/entity/family member(s) may not submit a RIM application for the same land for one year from the date of withdrawal. There is no guarantee that re-applications will be funded. Funding decisions are based upon funding availability and the number and quality of applications received when decisions are made.

Procedure for Partner Projects

Partner projects as defined by BWSR are projects that have a single local lead, a defined project area, BWSR was not the project proposer and the project proposer takes a significant role in the initiative by tracking funding and easement applications, and completing reporting. Partner projects will, by default, fall under General Procedure unless the partner requests special consideration. Project partners can request special consideration to the General Procedure including offering the new rate on applications where the landowner has not signed an agreement or offering the new rate to all landowner applications in the program, regardless of the processing step. Partners should request a meeting with Easement Section staff to discuss options near the time updated rates are released. If the partner requests that all landowners receive the updated rate, consultation with the Executive Director and Assistant Director of Programs and Policy Development is required. Factors, including but not limited to, the number of in-process easements in other programs within the same general geographic area, fund expiration, fund availability, number of easements and size of program area will be used by BWSR in determining feasibility of partner requests.

Applicability

This procedure applies to all RIM easement applications. Updating rates impacts other programs, including the Local Government Roads Wetland Replacement Program and Native Prairie Bank Program, but this document does not dictate procedures for using updated rate information in those programs.

History

Version	Description	Date
1.0	RIM Rate Update Procedure	April 2023
1.0	RIM Tax Assessed Value Rate Procedure	May 2023

Version	Description	Date
2.0	Updated language for RIM Tax Assessed Value Rate Procedure – no change to intent	January 2024
3.0	RIM Easement Payment Rate Determination Procedure – combined RIM Rate Update Procedure and RIM Tax Assessed Value Rate Procedure and updated process (no rate updates will be applied after application submittal)	May 2025

Contact

sharon.doucette@state.mn.us