

Duty Relief

For first home buyers of an established home ...

What is the first home buyers of established homes duty relief?

Duty relief for first home buyers of established homes based on the date of the transfer:

- A duty concession applies between 7 February 2018 to 17 February 2024 inclusive;
- A duty exemption applies between 18 February 2024 to 30 June 2026 inclusive.

A. Duty concession between 7 February 2018 to 17 February 2024 inclusive.

This concession provides a 50 per cent discount on property transfer duty for first home buyers of established homes, which have a dutiable value of:

- \$400 000 or less for purchases of established homes that settle (i.e. transfers that complete) between 7 February 2018 and 15 March 2021 inclusive; or
- \$500 000 or less for purchases of established homes that settle (i.e. transfers that complete) between 16 March 2021 and 31 December 2021 inclusive; or
- \$600 000 or less for purchases of established homes that settle (i.e. transfers that complete) between 1 January 2022 and 17 February 2024 inclusive.

B. Duty exemption between 18 February 2024 to 30 June 2026 inclusive.

The exemption provides an exemption from property transfer duty for first home buyers of established homes which have a dutiable value of \$750 000 or less which settle (i.e. transfers that complete) between 18 February 2024 to 30 June 2026.

Eligibility requirements for the property buyer

- Must be a 'natural' person (not a company).
- Must be at least 18 years of age.*
- Must be an Australian citizen or permanent resident (or if there is more than one applicant, at least one of them must meet this criterion).
- Must not have previously owned a home (or have a spouse/partner who owned a home) in Australia.
- Must occupy the home as their principal place of residence for a continuous period of at least six months commencing within 12 months of the transfer.*
- The applicant (including spouse/partner) must not have previously received a First Home Owner Grant or the duty concession or the duty exemption.

* The Commissioner has a discretion to vary this requirement where there is good reason to do so.

If a transferee is under 18 years of age, they need to request the Commissioner to apply the discretion; they do this by lodging an application and the request to the SRO before settlement.

The transferees must intend to meet the residence requirement. The Commissioner will only consider a request to vary the residence requirement if circumstances change after the transfer that impact on the transferee/s meeting the requirement.

I am about to settle on my purchase; how do I apply?

To apply, all transferees will need to complete the [First home buyers of established homes duty relief application](#) confirming they meet all the eligibility requirements.

If a representative is acting for you in your purchase, provide the completed application form to them. If you declare that you meet all the eligibility requirements, your representative will apply the concession or exemption to your transaction.

If you are representing yourself, you must include the completed application form with your transfer when lodging your documentation with the State Revenue Office for assessment of duty.

What should I do if I have already paid duty but am entitled to the concession?

If you have already paid duty on the property transfer and wish to apply for a refund, please complete the [First home buyers of established homes duty relief application](#) and lodge it with the State Revenue Office, along with a copy of the agreement for sale of the home and a copy of the original transfer instrument.

Contact details

[Property Transfer Duties](#) at sro.tas.gov.au

Phone:
(03) 6166 4400 or 1800 001 388
9:00am to 5:00pm, weekdays

Email:
dutyhelp@treasury.tas.gov.au

Mail:
Commissioner of State Revenue
GPO Box 1374
HOBART TAS 7001