

Duty Concession

First home buyers of established homes

Concession period
extended to 30 June 2020

Overview

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.

UPDATE: The concession is available for purchases that settle between **7 February 2018** and **30 June 2020** inclusive.

Eligibility requirements for the property buyer

- Must be a 'natural' person (not a company); and
- Must be at least 18 years of age*; and
- Must be an Australian citizen or permanent resident (or if there is more than one applicant, at least one of them must meet this criteria); and
- Must not have previously owned a home (or have a spouse who owned a home) in Australia; and
- 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*; and
- The applicant (including spouse) must not have received a First Home Owner Grant or the duty concession previously.

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

For more information

Please go to <http://www.sro.tas.gov.au/property-transfer-duties>

Application form: [Section 46E Concession from duty - Transfer to first home buyers of an established home](#)

The property buyer must complete the above application form, and it must be uploaded with the dutiable transaction.

1. Account Summary screen

Select *Property transactions* from the *New duty transaction* drop-down menu.

Summary

- Manage users
- Manage user transactions
- Amend name
- Contact details

Summary

New duty transaction ▾

- Property transactions
- Trusts
- Business transactions
- Other transactions
- Chapter 3 transactions

2. Dealing information screen

Select *Property transfer* from the *Transfer type* drop-down menu.

Dealing information

Transfer type

Property transfer

- Transfer of easement
- Transfer from deceased estate
- Vesting of property
- Aggregated property transfer

[Documentary evidence guideline](#)
[Evidence of Value Public Ruling PUB-DT-2016-6](#)
[Interest and Penalty Tax PUB-GEN-2014-6](#)

Transaction certificate number

Populate fields

LTO dealing number

Populate fields from TOLD

Client reference

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3. Property information screen

Complete the property information fields, and move to the next screen.

4. Transferor information screen

Complete the Transferor information fields, and move to the next screen.

5. Other transferor information screens

Complete the Other transferor information fields, and move to the next screen.

6. Transferee information screens

Complete the Transferee information fields, and move to the next screen.

7. Other transferee information screens

Complete the Other transferee information fields, and move to the next screen.

8. Nominated contact screen

Complete the fields in the Nominated contact screen by i) using the *Populate from transferee* drop-down menu (if appropriate), or ii) by manually entering the required information.

9. Transaction information screen

Complete the Transaction information fields, and move to the next screen.

10. Exemptions and concessions screen

Select *46E First home buyer duty rate* from the drop-down menu.

Evidence Type:

Completed Section 46E Concession from duty - Transfer to first home buyers of an established home application form

Links:

[Documentary evidence guideline](#)

[Section 46E Concession from duty - Transfer to first home buyers of an established home](#)

11. Duty calculations screen

On the Duty calculations screen, to complete the transaction:

- upload the completed *Section 46E Concession from duty - Transfer to first home buyers of an established home* form together with other relevant transaction evidence; and
- select the *Submit - Self endorse* button.