



# Foreign Investor Land Tax Surcharge - Tasmania

Land Tax Act 2000 • Land Tax Rating Act 2000

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## About the surcharge.

The Foreign Investor Land Tax Surcharge is two (2) per cent and is calculated on the assessed land value of certain residential property classified as [General Land](#).

The surcharge applies to the proportion of the property held by the foreign investor.



## Who is liable for the surcharge?

The surcharge applies in situations where:

- a foreign person acquires an interest in relevant land in Tasmania on or after 1 July 2022;
- a company or a trust that owns relevant land in Tasmania becomes foreign on or after 1 July 2022;
- a foreign person has acquired an interest in relevant land in Tasmania prior to 1 July 2022 and then acquires an additional interest in the same land on or after 1 July 2022.



## What is meant by foreign?

The Foreign Investor Land Tax Surcharge uses the following categories of 'foreign' as defined in [Section 3 of the Duties Act 2001](#):

- foreign corporation;
- foreign natural person;
- foreign person;
- foreign trust; and
- foreign trustee.



## More information

Refer to the [Guideline](#) for Questions & Answers and more.



## What land is liable for the surcharge?

Property type	Surcharge?
<b>General Land</b> A property classified as <a href="#">General Land</a> and owned by a foreign person is liable for the surcharge if, currently, it is being lawfully used for residential purposes, or may be in the future.  The land may be vacant or have an existing building (complete or under construction).	Yes
<b>Principal Residence Land</b> A property classified as the owner's <a href="#">Principal Residence Land</a> is not liable for land tax or the surcharge.  The owner of the land lives at this property as their home.	No
<b>Commercial land</b> The surcharge does not apply to commercial land, however there are exceptions. Refer to the <a href="#">Guideline</a> for details.	No
<b>Industrial land</b>	No
<b>Primary Production Land</b> A property classified as the owner's <a href="#">Primary Production Land</a> is not liable for land tax or the surcharge.	No