

Guideline

Land Tax 2024-25

Land Tax Act 2000

What is land tax and who is liable to pay it?

Land tax is an annual tax based on the ownership and usage of land on 1 July each year. The tax is payable to the Commissioner of State Revenue (the Commissioner) by the registered owner/s of the property.

Which land types are taxable, and which are not?

Taxable	Does not attract tax
'General' land This includes properties such as rental, holiday homes, vacant or commercial land.	'Principal Residence Land' Land used as the owner's main place of residence. 'Primary Production Land' Land used substantially for the business of primary production or as a private timber reserve or a permanent timber production zone.

Principal Residence Land (PRL) and Primary Production Land (PPL) do not attract land tax. It is the owner's responsibility to apply for and demonstrate they are entitled to either of these classifications. Where only part of the land is used for PRL or PPL, the tax classification is split between PPL/PRL and General land. Tax is based on the proportion of the general land.

Penalties may be imposed for providing false or misleading statements about the use of the land. Data matching and compliance programs are undertaken to ensure that correct property classifications are claimed by taxpayers.

Who provides the valuation of my land to the Commissioner of State Revenue?

For information about the valuation of property, go to the [Office of the Valuer-General website](http://nre.tas.gov.au/land-tasmania/office-of-the-valuer-general) (nre.tas.gov.au/land-tasmania/office-of-the-valuer-general). The Commissioner of State Revenue does not have a role in setting the valuation of land.

How is land tax calculated?

Land tax is calculated on the assessed land value of taxable land held by the registered owner. Where more than one property is owned, the tax is calculated on the aggregate of assessed taxable land values. Go to the [rates of land tax](#) and the [land tax calculator](#), both at sro.tas.gov.au/landtax.

THREE LAND CLASSIFICATIONS

1. GENERAL LAND

Shown as 'GEN' on the land tax notice of assessment

This classification is applied to any land that is not classified as either principal residence or primary production land. Land tax is payable for land with a general classification unless an exemption or concession is available.

2. PRINCIPAL RESIDENCE LAND

Shown as 'RES' on the land tax notice of assessment

To qualify for a principal residence land classification:

- i) the applicant must own at least 50 per cent of the land as at 1 July each year; and
- ii) the residence on that land must be occupied as at 1 July each year by the applicant, their spouse, or former spouse.

To apply for this classification, please complete the [Principal residence land application](#) or go to sro.tas.gov.au/resources/forms.

Qualifying home business

If you conduct a qualifying home business, you may still qualify for principal residence land classification for the entire property. This does not apply if you are renting part of your property to a tenant. Please refer to the [Home business concession guideline](#) or go to sro.tas.gov.au/resources/guidelines.

Renting out part of your property

If you are renting out any part of your property, even if it is your Principal Residence Land, land tax may be payable depending on the taxable value of the portion of land being rented.

If you rent out part of the property you use as your Principal Residence Land, please contact the State Revenue Office by emailing taxhelp@treasury.tas.gov.au. You will be asked to provide specific information to enable the taxable portion of your property to be accurately calculated.

For more information please read the [Land tax and residential land factsheet](#) or go to sro.tas.gov.au/resources/factsheets.

Land owned by a company

Land owned by a company may be granted a principal residence land classification if the land is used as the principal residence of a person or persons who own at least 50 per cent of the shares in the company.

The principal residence land classification will only be applied if the shareholder does not own any other principal residence land as at 1 July.

To apply please use the [Principal residence land application](#) or go to tro.tas.gov.au/onlineform/prlapplication.

Land owned by a trust

Land held in trust may be granted a principal residence land classification if a beneficiary of the trust resides at the property as their principal residence and the land is held by:

- a registered trustee company;
- an executor, administrator, guardian, committee, receiver or liquidator;
- a trustee appointed by a court;
- a trustee of a special disability trust (see the [Special disability trust guideline](#) or go to sro.tas.gov.au/resources/guidelines); or
- a trustee of a fixed trust in which:
 - i) all of the beneficiaries are individually named or are descendants of individually named beneficiaries; and
 - ii) the beneficiary would be entitled, on the winding up of the trust, to 50 per cent or more of the value of the income and capital of the trust.

The principal residence land classification will only be applied if the beneficiary does not own any other principal residence land as at 1 July.

Home-unit company

Land owned by a home-unit company can be classified as principal residence land to the extent that the flats situated on the land are used as the principal residence of shareholders of the company. The proportion of the land not being used as the shareholders' principal residence will attract land tax. For more information about home-unit companies see [section 28 of the Land Tax Act 2000](#), available at legislation.tas.gov.au.

Please [email](#) the State Revenue Office (taxhelp@treasury.tas.gov.au). You will be asked for specific information about the different usages and percentages of the property.

Disaster relief

Where land is subject to fire, flood or a similar disaster, the owner may apply for a principal residence land classification for up to two financial years following the disaster, even if the property is not being used as their principal place of residence.

If the extension is granted, the owner of the principal residence land is not entitled to have any other land classified as principal residence land during the period of the extension.

Apply using the [Principal residence land application](#) or go to sro.tas.gov.au/resources/forms.

Deceased estates

From 1 July 2017, a principal residence land classification may remain on the property on 1 July of the financial year following a sole owner's death providing the property:

- was classified as principal residence land on 1 July of the year of the owner's death; and
- all or part of the property has not been sold or not been transferred to another person other than the personal representative of the deceased person.

If this is your situation, [email](#) the details to the SRO (taxhelp@treasury.tas.gov.au).

3. PRIMARY PRODUCTION LAND

Shown as 'Primary Production' on the land tax notice of assessment

The primary production land (PPL) classification is applied according to eligibility criteria set out in the Land Tax Act. While the land might be classified as rural for rating and valuation purposes, this does not mean that it meets the eligibility criteria under the Land Tax Act.

Land is primary production land if it is:

- used substantially for the business of primary production;
- declared a private timber reserve under the [Forest Practices Act 1985](http://legislation.tas.gov.au) at legislation.tas.gov.au;
- a permanent timber production zone land within the meaning of the [Forest Management Act 2013](http://legislation.tas.gov.au) at legislation.tas.gov.au; or
- subject to a certified plan under the State Permanent Forest Estate Policy of the [Forest Practices Act 1985](http://legislation.tas.gov.au) at legislation.tas.gov.au.

The business of primary production means any one or more of the following carried out in a business-like manner with a reasonable expectation of profit:

- cultivating land to sell the produce of the cultivation;
- maintaining animals or poultry for sale or selling their natural increase or bodily produce;
- keeping bees to sell their honey;
- commercial fishing and cultivating aquatic plants or animals, including the preparation for fishing and the storage and preservation of fish and fishing gear; and/or
- cultivating or propagating for sale plants, seedlings, mushrooms or orchids.

Where part of the land is used for primary production, you can apply for the primary production land classification. Dependent on your circumstances the classification may apply to all or part of your property.

To apply for primary production classification, please use the [Primary production land application](http://sro.tas.gov.au/resources/forms) or go to sro.tas.gov.au/resources/forms.

Disaster relief

Where land is subject to fire, flood or a similar disaster, the owner may apply for a primary production land classification for up to two financial years following the disaster, even if the property is not being used for the purpose of primary production.

Apply using the [Primary production land application](http://sro.tas.gov.au/resources/forms) (sro.tas.gov.au/resources/forms).

EXEMPTIONS FROM LAND TAX

Exemptions may apply to land used for various purposes by a range of organisations, for example:

- land owned by (or on trust for) a religious body and used for religious, charitable or educational purposes;
- land owned by (or on trust for) a charitable institution and used for charitable purposes;
- land used for purposes related to a medical establishment or convalescent home, where the land is owned by (or in trust for) the person or body having the management or control of the medical practice or convalescent home;
- aboriginal land within the meaning of the [Aboriginal Lands Act 1995](http://legislation.tas.gov.au) (at legislation.tas.gov.au) used principally for aboriginal cultural activities;

(more details next page)

- land subject to a conservation covenant under [Part 5 of the Nature Conservation Act 2002](#) available at legislation.tas.gov.au;
- property owned by (or on trust for) an ex-servicemen's association;
- land on which is built a public library or public museum
- land owned by (or in trust for) a community service association if the land is not primarily used to raise income for the organisation;
- land owned by any association or society used solely by it for holding public exhibitions and not for profit or gain; and
- land used for the purposes of, or ancillary thereto, the operation of a retirement village.

To apply for an exemption, please use the [Organisation land tax exemption application](#) or go to sro.tas.gov.au/resources/forms.

Exemption: short-stay accommodation made available for long-term rental

A one-year land tax exemption is available for properties converted from short-term visitor accommodation to a long-term lease.

To qualify for this exemption all the following eligibility criteria for the property must be met:

- the property must be classified as general land. That is, you cannot use it as your principal residence or for primary production land purposes; and
- a written [residential tenancy agreement](#) within the meaning of the [Residential Tenancy Act 1997](#) (at legislation.tas.gov.au) must commence for the property between 15 March 2018 and 30 June 2026; and
- the dwelling on the property must have been used as short-stay accommodation during the majority of the three-month period prior to the commencement of the residential tenancy agreement.

For the purposes of the above eligibility criteria, short stay accommodation is a dwelling that is:

- being used or available for use, for monetary gain by the owner, as accommodation for a person who is away from their normal place of residence; and
- is intended to be used as accommodation by that person for not more than four weeks.

To apply for the exemption please use the [Short-term visitor accommodation converted to long term rental application](#) or go to sro.tas.gov.au/resources/forms.

Exemption: newly built housing made available for long-term rental

A three-year land tax exemption is available for newly built housing made available for long-term rental.

The exemption applies for the three financial years after the date the first occupancy certificate is issued for a building on the property, providing the eligibility criteria are met.

To qualify for this exemption all the following eligibility criteria must be met:

- the property must be classified as general land. That is, you cannot use it as your principal residence or for primary production land purposes.
- the buildings on the property must not have been previously occupied or sold as a place of residence.
- the first occupancy certificate for a building on the land must be issued during the period 8 February 2018 and 30 June 2026.
- A written [residential tenancy agreement](#) within the meaning of the [Residential Tenancy Act 1997](#) (at www.legislation.tas.gov.au) must be in place for at least one of the properties for a fixed period of at least twelve (12) months. *(continued next page)*

If there is more than one dwelling on the land, the owner of the land must intend to put a written residential tenancy agreement in place (as described in the last point on the previous page).

The exemption will no longer be available for the land where:

- a dwelling on the land is sold;
- the land ceases to be general land;
- the buildings on the land are no longer the subject of a residential tenancy agreement for a period of greater than 6 weeks; or
- a building on the land is used for any purpose other than being subject of a residential tenancy agreement.

To apply for the exemption please use the [New home used for long term rental application](#) or go to sro.tas.gov.au/resources/forms.

CONCESSIONAL RATES OF LAND TAX

Sporting clubs are not exempt from land tax but may be entitled to a concessional rate of tax. Apply by [emailing](#) the Commissioner of State Revenue, enclosing a copy of the club's constitution, rules or objects. Email address: taxhelp@treasury.tas.gov.au.

REBATES

Two residences owned in transitional circumstances

If a taxpayer becomes the owner of a new principal place of residence between 1 April and 30 June and has not entered into a contract to sell either their original or their new principal place of residence by 1 October in the following tax year, a principal residence land classification may be claimable for both properties. Here, 'tax year' means the year the assessment was raised, commencing 1 July and ceasing the following 30 June.

All of the following criteria must be met before an application can be considered:

- at least 50 per cent of the second property (the new residence) must be owned by the same owner(s) and it must have been purchased on or after 1 April; and
- a contract of sale for either property must have been entered into prior to 1 October; and
- neither residence must have been rented out or used to derive income during the transitional period for which both were owned; and
- no apportionment of consideration for land tax on the sold property between the vendor and the purchaser must have occurred; and
- an application for rebate must be lodged with the SRO no later than three months after 30 June of the next year.

To apply for the rebate for two residences owned in transitional circumstances, please use the [Two residences owned in transitional circumstances application](#) or go to sro.tas.gov.au/resources/forms.

New home builders

New home builders may be eligible for the rebate for a financial year if:

- the owner was the owner of the land at the start of the financial year; and
- during that financial year a dwelling was constructed on the land and occupied as principal residence by the owner of the land or a related person of the owner as defined within [Section 3 of the Land Tax Act 2000](#); and
- the owner during the financial year did not own other land classified as principal residence land

To apply for the rebate, please use the [Principal Residence land application](#) or go to tro.tas.gov.au/OnlineForm/PRLApplication.

AGGREGATION

Company grouping

For the purposes of the [Land Tax Act 2000](#) (available at legislation.tas.gov.au) related companies are those that have a common controlling interest or companies that are related bodies corporate under the Commonwealth [Corporations Act 2001](#) (available at austlii.edu.au).

The value of land held by related companies will be aggregated and tax assessed on the aggregate value. Any companies that have not advised the SRO they should be grouped could expect to be subject to review as part of an ongoing compliance program. Where tax is found to have been incorrectly assessed, interest and penalty tax may apply. For more information read the [Grouping of related companies guideline](#) or go to sro.tas.gov.au/resources/guidelines.

Land held by Trustees

A trustee's land holdings are aggregated unless exempted from the provisions in the following cases:

- registered trustee companies, as defined in the [Trustee Companies Act 1953](#) or go to legislation.tas.gov.au;
- registered trustee companies as defined in a similar law of another State or a Territory of the Commonwealth;
- an executor or administrator, or a guardian, committee, receiver or liquidator;
- the Public Trustee as defined in the [Public Trustee Act 1930](#) or go to legislation.tas.gov.au;
- or
- any other trustee appointed by a court.

Land held by a taxpayer in their capacity as trustee, and land held by that taxpayer in their own right, will not be aggregated for land tax purposes. If this situation applies to you, please contact the State Revenue Office so that records can be amended.

CHANGE IN LAND USE

If land ceases to be principal residence, primary production or exempt land, you must notify the Commissioner in writing within 30 days of the change. Please use the [Notification of change in land use application](#) or go to sro.tas.gov.au/resources/forms.

HIGHER LAND TAX ASSESSMENT

From 1 July 2024 the land tax-free threshold has increased to \$124 999.99.

For more information about land tax rates see [Rates of land tax](#) or go to sro.tas.gov.au/land-tax/rates-of-land-tax.

Despite the above, your assessment may have changed because:

- there has been a change in the adjustment factor (used by the Valuer-General to adjust the value of all property in a locality);
- there has been a re-valuation of land within one of Tasmania's municipalities since last year (see the [Office of the Valuer-General website](#) for land value information or go to nre.tas.gov.au/land-tasmania/office-of-the-valuer-general);
- you purchased or sold more property since the last land tax notice of assessment was issued; or
- the property owned by you has had a change of land classification, for example, 'principal residence land' reclassified as 'general' (taxable) land.

FOREIGN INVESTOR LAND TAX SURCHARGE

The Foreign Investor Land Tax Surcharge (FILTS) is an additional amount of land tax charged under the [Land Tax Act 2000](#) (the Act) on land classified as general land under the Act which is:

- acquired by a foreign person on or after **1 July 2022**; or
- owned by a company or trust which becomes foreign on or after **1 July 2022**; and
- may be, or is capable of, being lawfully used solely or primarily for residential purposes.

Land acquired by a foreign person prior to 1 July 2022 is not subject to FILTS, unless that person acquires a further interest in that land on or after that date.

For additional information visit sro.tas.gov.au/land-tax/foreign-investor-land-tax-surcharge or refer to:

- [Foreign investor land tax surcharge guideline](#).
- [Foreign investor land tax surcharge factsheet](#).

OBJECTIONS

I am not satisfied about my land tax account. Can I have it reviewed?

Yes. You are entitled to lodge a formal objection to a land tax assessment. Before doing so, you should contact the SRO to ensure that all relevant information has been provided. In many cases, issues may be resolved at this early stage without the need to make a formal objection. To help us to assist you when you are making an enquiry, please have your notice of assessment ready.

Objection provisions are contained in [Part 10 of the Taxation Administration Act 1997](#). An objection may be lodged about a decision or an assessment made by the Commissioner of State Revenue. To be valid an objection must be made **within sixty (60) days** from the date of service of the notice of assessment or advice of the decision. The objection must be made in writing setting out the grounds on which the objection is made. Concerns about the fairness or amount of land tax are not considered to be valid grounds for objection.

Lodging an objection to a land tax assessment does not mean that interest will not be applied if you do not pay your land tax assessment by the due date. Before your objection is determined, you can either:

- **Pay** the outstanding tax. If your objection is successful, you will receive a refund of the amount overpaid plus daily interest at the market rate; or
- **Not pay** the outstanding tax. If your objection is not successful, interest and penalty tax will be charged on the outstanding amount in accordance with the [Revenue Ruling PUB-GEN-2021-1 – Interest and Penalty Tax](#) or go to sro.tas.gov.au/resources/rulings. Interest will be charged from the due date until the outstanding amount is paid.

The Commissioner cannot consider an objection about the assessed value of your land. Objections about land value can only be made to the Valuer-General and must be lodged with that office within sixty (60) days after receipt of a Notice of Valuation. Those notices are issued by the Valuer-General's Office under the [Valuation of Land Act 2001](#) (available at www.legislation.tas.gov.au) following a periodic valuation of a municipality or when a supplementary valuation is undertaken on a specific property.

For more information, please read the [Objections, reviews and appeals guideline](#), or go to sro.tas.gov.au/resources/guidelines.

FINANCIAL HARDSHIP

If payment of your account by the due date would cause serious financial hardship, a payment arrangement may be granted. This may include an extension of time to pay the full amount or mean making smaller, regular payments.

To apply for a payment arrangement, complete the [Debt payment arrangement application](#) or go to sro.tas.gov.au/resources/forms.

Conditions

- You must enter into a direct debit arrangement as a condition of your deferment.
- Interest will be payable until the debt is paid in full.

INSTALMENTS

If your land tax assessment is for **more than \$500**, you may have the option to pay it in three instalments. However, if an instalment is not paid by the due date, the full outstanding balance of the account will be payable within 14 days.

INTEREST, PENALTY TAX, AND LEGAL ACTION FOR NON-PAYMENT

If your assessment is not paid by the due date, interest may be applied to the outstanding land tax. If the land tax, interest and penalty tax were to remain unpaid, legal action may be commenced without notice, a caveat may be lodged against your land, and you may be liable for the costs incurred.

Interest

Interest accrues on a daily basis; it is calculated on the combined amount of unpaid tax and unpaid penalty tax until the total amount is paid. Interest is not imposed on unpaid interest or fees imposed as a result of referral to a debt collection agency or legal action.

Penalty tax

Penalty tax may be imposed where a tax default occurs. Penalty tax payable is 25 per cent of the tax unpaid. This rate may increase or decrease depending on the circumstances.

The Commissioner may remit penalty tax where it is considered appropriate. Equally, where penalty tax is remitted by the Commissioner, penalty tax may also be imposed.

General anti-avoidance provision

The General Anti-Avoidance Provision (GAAP) in the [Taxation Administration Act 1997](#) (available at www.legislation.tas.gov.au) may be applied where a scheme is entered into with the sole or dominant purpose of obtaining a tax benefit.

The GAAP provides the Commissioner with the power to reassess the tax liability of a person or persons who entered into or carried out a scheme. The reassessment could include the amount of the tax benefit obtained or that would have been obtained.

LAND TAX ON THE SALE OF 'GENERAL' LAND

If you are selling or transferring your land, any amount of land tax payable for that land must be paid on or prior to the day the property is transferred. If you will be unable to make the payment on or before the transfer date, you or your conveyancer should contact the State Revenue Office by phone, (03) 6166 4400 or email taxhelp@treasury.tas.gov.au.

If you are selling or transferring land, and there is a tax default on other land that you own, the amount of land tax in default must also be paid on or before the date the property is transferred.

If you own more than one property, a proportion of the total amount of land tax liability assessed but not overdue is payable. To determine if land tax is outstanding, a Land Tax Search should be done.

For information on how to conduct a Land Tax Search, please read the [Land tax search factsheet](#) or go to sro.tas.gov.au/resources/factsheets.

LAND TAX LEGISLATION

The Commissioner of State Revenue administers land tax under the [Land Tax Act 2000](#). The provisions of the [Taxation Administration Act 1997](#) also apply to that Act and cover administrative issues such as:

- your rights and obligations;
- penalties for false and misleading information;
- the imposition of interest and penalty tax;
- objections;
- assessments;
- refunds; and
- the collection of tax.

CONTACTING THE STATE REVENUE OFFICE

Website sro.tas.gov.au

Email taxhelp@treasury.tas.gov.au

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

Post The Commissioner of State Revenue
GPO Box 1374
HOBART TAS 7001