

Land Tax exemption

For newly built housing made available for long-term rental

Exemption period
extended to **30 June 2023**

What is the exemption?

This measure provides a **three-year** land tax exemption for all newly built housing that is made available for long-term rental.

The exemption applies for the three financial years after the date that an occupancy certificate is issued. The certificate must be issued between **8 February 2018** and **30 June 2023** inclusive.

Eligibility requirements for the property

- The land must be classified as general land (for land tax purposes); and
- Each dwelling on the land must be new (that is, it must not have been occupied or sold as a place of residence); and
- A written [residential tenancy agreement](#), within the meaning of the Tasmanian [Residential Tenancy Act 1997](#), must be in place for at least one of the properties for a fixed period of at least 12 months; and
- If there is more than one dwelling on the land, you must intend to put in place a written residential tenancy agreement, as described above, for all other dwellings.

How do I apply for the exemption?

To apply for the exemption, please use the form: [Land Tax Exemption - new dwelling made available for long-term rental](#).

The form is also available on the Land Tax main page of the State Revenue Office website; go to www.sro.tas.gov.au.



A revised application form (reflecting the extension of the exemption from 30 June 2019 to 30 June 2023) will be published by 1 July 2019.

If my application is approved, how do I maintain eligibility for the exemption?

To continue receiving the three-year land tax exemption you must ensure that:

- the land must remain classified as general land; and
- no dwelling on the land is sold; and
- no dwelling on the property is vacant for a total period of more than six weeks. *For example, if during the financial year a dwelling is vacant for two periods of two weeks, and one period of three weeks, the property will no longer qualify for the exemption;* and
- no dwelling on the property is used for purposes other than as a rental under a [residential tenancy agreement](#) (defined in the [Residential Tenancy Act 1997](#)).

Important: *If your application is approved, on each of the following two financial years you will be asked to complete a brief questionnaire. These are due diligence checks to ensure that the eligibility requirements are still being met.*

Contact and other details

- [Land Tax](#) in Tasmania
- Web: www.sro.tas.gov.au
- Email: taxhelp@treasury.tas.gov.au
- Ph: (03) 6166 4400
9:00am to 5:00pm, weekdays
- State Revenue Office
Ground floor
Salamanca Building Parliament Square
4 Salamanca Place HOBART
9:00am to 5:00pm, weekdays