

# Taxation Administration (Amounts Payable—Home Buyer Concession Scheme) Determination 2025 (No 2)

## Disallowable instrument DI2025–146

made under the

*Taxation Administration Act 1999*, s 139 (Determination of amounts payable under tax laws)

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### 1 Name of instrument

This instrument is the *Taxation Administration (Amounts Payable—Home Buyer Concession Scheme) Determination 2025 (No 2)*.

### 2 Commencement

This instrument commences on 1 July 2025.

### 3 Dictionary

The dictionary at the end of this instrument is part of this instrument.

*Note 1* The dictionary at the end of this instrument defines certain terms used in this instrument and includes references (*signpost definitions*) to other terms defined elsewhere.

For example, the signpost definition ‘*dutiable value*—see the Act, section 20.’ means that the term ‘dutiable value’ is defined in that section of the *Duties Act 1999* and the definition applies to this instrument.

*Note 2* A definition in the dictionary (including a signpost definition) applies to the entire instrument unless the definition, or another provision of the instrument, provides otherwise or the contrary intention otherwise appears (see [Legislation Act](#), section 155 and section 156 (1)).

### 4 Meaning of *eligible property*

In this instrument:

*eligible property* means—

- (a) a home; or
- (b) vacant land.

## 5 **Meaning of *eligible home buyer***

In this instrument:

***eligible home buyer*** means a transferee in relation to an eligible transaction.

## 6 **Meaning of *eligible transaction***

(1) In this instrument:

***eligible transaction*** means a transfer with a transaction date on or after 1 July 2025 that meets the following requirements:

- (a) all eligible home buyers acquire both a legal and an equitable interest in eligible property on completion of the transaction; and
- (b) on the transaction date, all eligible home buyers and their domestic partners (if any) have not held a legal or equitable interest in land within the previous 5 years, other than an ***allowed interest***; and
- (c) eligible home buyers and their domestic partners (if any) meet the ***income requirement***; and
- (d) at least 1 eligible home buyer will meet the ***residence requirement***; and
- (e) all eligible home buyers are at least the required age on the transaction date.

(2) If it becomes apparent that a transaction is not an eligible transaction, a transferee must give the Commissioner written notice of that fact within 14 days after the first of the following events:

- (a) the end of any period allowed for compliance with a requirement of the transaction; or
- (b) the date that the transferee first becomes aware that the transaction is not an eligible transaction.

(3) In this section:

***allowed interest***—see Schedule 1 of this instrument.

***income requirement***—see Schedule 2 of this instrument.

***required age*** means—

- (a) 18 years of age; or
- (b) a younger age determined by the Commissioner, if—
  - (i) the younger age is requested for a transferee; and
  - (ii) the Commissioner is satisfied that it is fair and reasonable in the circumstances to make the determination.

***residence requirement***—see Schedule 3 of this instrument.

***transaction date***, of an eligible transaction, means the date that liability for duty arises under the Act, section 11.

## 7 Duty concession

- (1) For the purposes of section 31 of the Act, I determine that the amount of duty payable by an eligible home buyer on an eligible transaction under this instrument is calculated using the specified rate of duty in column 2 of Table 1 applied to the dutiable value listed opposite in column 1.

**Table 1 Amounts payable (Transfer rate)—Duties Act, s 31**

column 1 dutiable value	column 2 rate of duty
less than or equal to \$1 020 000	nil
more than \$1 020 000 but not more than \$1 455 000	\$6.40 for every \$100, or part of \$100, of the dutiable value that is more than \$1 020 000
more than \$1 455 000	a flat rate of \$4.54 per \$100 applied to the total dutiable value, less an amount of \$35,238

- (2) If the eligible transaction is in relation to an undivided share of the eligible property, the amount of duty payable is the amount worked out as follows:

$$C \times \frac{S}{W}$$

- (3) In this section:

**C** means the amount of duty that would be payable for the eligible transaction under this instrument if it had been for the whole of the eligible property.

**S** means the amount of duty that would be payable for the eligible transaction but for this instrument in relation to the undivided share in the eligible property.

**W** means the amount of duty that would be payable for the eligible transaction but for this instrument if it had been for the whole of the eligible property.

## 8 Application for Duty concession

- (1) An eligible home buyer may apply to the Commissioner for the duty concession under this instrument on the lodgement of the transfer of the eligible property with the registrar-general.
- (2) If an application is not made at the time specified in subsection (1), an eligible home buyer may apply to the Commissioner to extend the time by which an application for the duty concession may be lodged.
- (3) An application to extend the time to lodge the duty concession must—
- (a) be in writing addressed to the Commissioner;
  - (b) specify—
    - (i) the name and address of the applicant; and
    - (ii) the grounds on which the extension is sought; and
  - (c) be made within 12 months of the date of lodgement of the transfer of the eligible property with the registrar-general.

- (4) The Commissioner may extend the time to make the application to lodge the duty concession specified in subsection (1) if satisfied that the applicant was not able to apply for the duty concession because of an unforeseen circumstance.

**Example**

An application for the Home Buyer Concession was made late due to a serious illness affecting the applicant.

- (5) In this section:

***registrar-general*** means the registrar-general under the *Land Titles Act 1925*.

## **9 Revocation**

This instrument revokes *Taxation Administration (Amounts Payable—Home Buyer Concession Scheme) Determination 2025*, DI2025-68.

Rachel Stephen-Smith  
Minister for Finance

26 June 2025

## Schedule 1—Meaning of *allowed interest*

- (1) In this instrument, *allowed interest* means an interest—
- (a) in the eligible property; or
  - (b) that a person is required to relinquish under—
    - (i) an order of a court; or
    - (ii) a financial agreement made under section 90B, section 90C, or section 90D of the *Family Law Act 1975* (Cwlth) that is binding on the person; or
    - (iii) a part VIIIAB financial agreement made under section 90UB, section 90UC, or section 90UD of the *Family Law Act 1975* (Cwlth) that is binding on the person; or
    - (iv) a domestic relationship agreement or termination agreement under the *Domestic Relationships Act 1994* to which the person is a party; or
  - (c) any legal or equitable interest in land held by an eligible home buyer's domestic partner, who is a spouse, if the Commissioner is satisfied—
    - (i) there has been a dissolution, annulment or irretrievable breakdown of the relationship; and
    - (ii) the eligible home buyer is not cohabitating with the spouse and there is no likelihood of cohabitation being resumed; or
  - (d) any legal or equitable interest in land held by the eligible home buyer, where the eligible home buyer or their dependent child has experienced family violence within the previous 5 years as evidenced by —
    - (i) a family violence order protecting the eligible home buyer or their dependent child; or
    - (ii) an injunction made under the *Family Law Act 1975* (Cwlth), section 68B or section 114 in relation to the eligible home buyer or their dependent child; or
    - (iii) a competent person declaration made prior to the transaction date by a competent person who has previously consulted with the eligible home buyer or their dependent child as part of the competent person's professional practice.
- Note* In Schedule 3, section 1 (b) incorporates an additional residency eligibility criterion.
- (e) that a person acquires—
    - (i) as an executor or trustee (but not a beneficiary) under a will; or
    - (ii) under an agreement for the sale or transfer of the interest within the 5-year period that was subsequently cancelled and, sections

50 or 50A of the Act, or relevant provisions of a corresponding Act were applied so as to result in no duty payable.

## Schedule 2—Meaning of *income requirement*

- (1) In this instrument, ***income requirement*** for eligible home buyers and their domestic partners (if any) means that in the previous financial year the income for all eligible home buyers and their domestic partners (if any) in the previous financial year is less than or equal to the income threshold.
- (2) For subsection (1), domestic partner income must be excluded from the income requirement if the eligible home buyer or their dependent child, has experienced family violence by the domestic partner within the previous 5 years as evidenced by:
  - (a) a family violence order protecting the eligible home buyer or their dependent child; or
  - (b) an injunction made under the *Family Law Act 1975* (Cwlth), section 68B or section 114 in relation to the eligible home buyer or their dependent child; or
  - (c) a competent person declaration made prior to the transaction date by a competent person who has previously consulted with the eligible home buyer or their dependent child as part of the competent person's professional practice.

*Note* In Schedule 3, section 1 (b) incorporates an additional residency eligibility criterion.

- (3) For subsection (1), if an eligible home buyer's domestic partner is a spouse, the spouse's income is excluded from the income requirement if the Commissioner is satisfied—
  - (a) there has been a dissolution, annulment or irretrievable breakdown of the relationship; and
  - (b) the eligible home buyer is not cohabitating with the spouse and there is no likelihood of cohabitation being resumed; or
- (4) For the purpose of determining the income threshold only, a dependent child is defined by reference to *Social Security Act 1991* (Cwlth), section 5.
- (5) In this schedule:

***Commissioner of Taxation***—see the *Income Tax Assessment Act 1997* (Cwlth), section 995.1 (definitions).

***income*** means—

- (a) taxable income as evidenced by a notice of assessment from the Commissioner of Taxation; or
- (b) if no notice of assessment from the Commissioner of Taxation was made in the previous financial year—gross income.

***gross income*** from all sources—

- (a) other than employment termination payments under the *Income Tax Assessment Act 1997* (Cwlth), section 82-130, if the payments are made for years of service under a genuine redundancy payment; and
- (b) for a self-employed person—including the net trading profit or gain made in the ordinary course of carrying on the person’s business, but not including the business’s turnover.

**Examples—sources of income**

- benefits from a salary packaging arrangement
- exempt income under the *Income Tax Assessment Act 1997* (Cwlth), section 6-20
- maintenance payments
- short-term higher duty payments
- short-term second job payments

**income threshold** means the amount listed in column 2 of Table 1 opposite the total number of dependent children of all eligible home buyers and their domestic partners (if any) listed in column 1.

**Table 1      Income thresholds**

column 1 total dependent children	column 2 income threshold
0	\$250 000
1	\$254 600
2	\$259 200
3	\$263 800
4	\$268 400
5 or more	\$273 000

**previous financial year** means the financial year ending immediately before the financial year of the eligible transaction’s transaction date.

**Example**

If the transaction date is 1 December 2025, the previous financial year is 2024-25 (the period 1 July 2024 to 30 June 2025).

**taxable income**—see the *Income Tax Assessment Act 1997* (Cwlth), section 995.1 (dictionary).



## Schedule 3—Meaning of *residence requirement*

- (1) In this instrument, *residence requirement* means—
- (a) that the eligible homebuyer occupies the eligible property, as the eligible home buyer’s principal place of residence, within 1 year after the *residence start date* for the duration of the *residence period*; and
  - (b) the eligible home buyer, (or their dependent child) has experienced family violence and the transaction is an eligible transaction under the operation of Schedule 1, section 1 (d) (i) or (ii) or Schedule 2, sections 2 (a) or (b) of this instrument—the domestic partner referenced in the family violence order or the injunction must not occupy or reside in the eligible property for the duration of the residence period.

- (2) In this schedule:

*residence period* means a continuous period of at least 1 year.

*residence start date* means—

- (a) for a home—the date of completion of the eligible transaction; or
- (b) for vacant land—the date that a certificate of occupancy has been issued under the *Building Act 2004* for a home on the land that will be a person’s principal place of residence.

- (3) The Commissioner may determine a shorter residence period (including no period), if—

- (a) the shorter period is requested, in writing, for an eligible home buyer not later than 18 months after the residence start date; and
- (b) the Commissioner is satisfied that the transferee is unable to occupy the eligible property for a continuous period of 1 year because of an unforeseen circumstance.

**Example—unforeseen circumstance**

A health-related issue.

- (4) The Commissioner may determine a later residence start date, if—

- (a) the later date is requested, in writing, for a transferee not later than 18 months after the applicable residence start date under subsections 1 (a) or (b) above; and
- (b) the Commissioner is satisfied that the transferee is unable to begin occupying the eligible property because of an unforeseen circumstance.

**Example—unforeseen circumstance**

A health-related issue.

# Dictionary

(see s 3)

*Act* means the *Duties Act 1999*.

*Aboriginal and Torres Strait Islander children and young people*

**commissioner** means the person appointed as the Aboriginal and Torres Strait Islander Children and Young People Commissioner under the *Aboriginal and Torres Strait Islander Children and Young People Commissioner Act 2022*, section 10

(1). **Commissioner**—see the Act, dictionary.

**competent person** means—

- (a) a person in their professional practice who is employed or otherwise engaged by a non-for-profit entity that receives funding from the Territory to provide a professional service in relation to any of the following:
  - (i) family violence;
  - (ii) sexual assault;
  - (iii) a refuge or other emergency accommodation for people in crisis;
  - (iv) children or young people, including their families; and
- (b) a health practitioner who practices in any of the following health professions:
  - (i) Aboriginal and Torres Strait Islander health practice;
  - (ii) medical;
  - (iii) midwifery;
  - (iv) nursing;
  - (v) psychology;
- (c) an employee of the Territory providing professional services in relation to child welfare;
- (d) a person with a social work qualification the provides eligibility for membership of the Australian Association of Social Workers;
- (e) a member of the human rights commission;
- (f) the Aboriginal and Torres Strait Islander children and young people commissioner; and
- (g) for a declaration made in relation to an eligible home buyer with a dependent child or in relation to the dependent child — a person who is a mandated reporter.

**competent person declaration** means a declaration by a competent person that they have previously consulted with the eligible home buyer, or their dependent child, as part of their professional practice, and they hold a reasonable belief that, the eligible home buyer, or their dependent child, has experienced family violence in the previous 5 years.

The competent person declaration must be in writing and include the following information:

- (a) the capacity in which the person is authorised to make a competent person declaration with reference to the competent person definition;
- (b) the person's name, email address, contact number, and employer details (if applicable);
- (c) a statement declaring that—
  - (i) the person has, in the capacity mentioned in paragraph (a), previously consulted with the eligible home buyer, or their dependent child as part of their professional practice; and
  - (ii) they hold a reasonable belief that the eligible home buyer or their dependent child, has experienced family violence in the previous 5 years.
- (d) the date the declaration is made. ***corresponding Act***—see the Act, dictionary.

***Crown lease***—see the *Land Titles Act 1925*, dictionary.

***declared land sublease***—see the *Planning Act 2023*, dictionary.

***dutiable value***—see the Act, section 20.

***family violence***—see the *Family Violence Act 2016*, dictionary.

***family violence order***—see the *Family Violence Act 2016*, dictionary.

***health profession***—see the Health Practitioner Regulation National Law (ACT), section 5.

***home*** means a building (affixed to land in the ACT) or a unit in a units plan that—

- (a) may lawfully be used as a place of residence; and
- (b) is, in the Commissioner's opinion, a suitable building for use as a place of residence.

***human rights commission***—see the *Legislation Act 2001*, dictionary.

***mandated reporter***—see the *Children and Young People Act 2008*, section 356 (3).

***occupy***, in relation to a principal place of residence, does not include occupation—

- (a) of a transient, temporary or passing nature; or
- (b) for a purpose other than as a place of residence.

***off the plan agreement*** means an agreement for the sale of a unit in a units plan before the units plan is registered.

***principal place of residence*** means the home a person primarily occupies on an ongoing and permanent basis as the person's settled or usual home.

***registered***—for an off the plan agreement, means registered by the registrar-general under the *Land Titles Act 1925* or the *Land Titles (Unit Titles) Act 1970*.

***transfer*** means—

- (a) a transfer of eligible property; or

- (b) an agreement for the sale or transfer of eligible property (including an off the plan agreement); or
- (c) a grant of eligible property.

***transferee***—see the Act, dictionary.

***unit***—see the *Unit Titles Act 2001*, dictionary.

***units plan***—see the *Unit Titles Act 2001*, dictionary.

***vacant land*** means land in the ACT, which has a Crown lease or declared land sublease that does not have a home built, in full or in part, on it.