

WHAT IS STAMP DUTY?

- Stamp Duty, also known as Transfer Duty, is a tax imposed by the QLD Government when real property is transferred from one owner to another.
- When purchasing property, the Buyer must pay stamp duty unless they are eligible to claim a concession.
- Stamp Duty is charged at a percentage of the purchase price of the property you're buying.

WHAT IS A STAMP DUTY CONCESSION?

- Concessions are available to both first home buyers and home buyers in QLD who meet certain eligibility criteria.

WHAT ARE THE THRESHOLDS FOR CONCESSIONS?

- The First Home Vacant Land Concession only applies to vacant land valued at under \$400,000.00.
- The First Home Concession only applies to homes valued under \$550,000.00.
- The Home Concession applies to homes valued over \$550,000.00 (a lower rate of stamp duty is paid).

WHO CAN CLAIM A CONCESSION?

If you're buying as an individual or with another person you may be eligible for a concession for stamp duty in the following instances:

- You have never owned property before and are buying your first home to live in (First Home Buyers Concession).
- You have owned property before and are buying a home as your principal place of residence (Home Concession).
- You are buying land to build your first ever home on and have never previously claimed the vacant land concession on a previous project (First Home Vacant Land Concession).

Note - you cannot claim a concession if you're buying an investment property.

DO I NEED TO BE AN AUSTRALIAN CITIZEN TO CLAIM A CONCESSION?

Whilst you don't need to be an Australian Citizen or Permanent Resident to claim a concession, you may be liable for Foreign Acquirer Duty if you aren't.

Foreign Acquirer Duty is imposed on a person who is buying property in QLD who is not a Permanent Resident or Australian Citizen. Foreign Acquirer Duty is imposed at a rate of 7% of the purchase price regardless of whether you are eligible for a concession or not.

If you're considering purchasing property and you are not a permanent resident or Australian Citizen you should seek advice from your solicitor or conveyancer before signing a contract of sale.

WHAT ELSE DO I NEED TO KNOW ABOUT CLAIMING A CONCESSION?

There are certain qualifying conditions that you must meet before you can claim a concession. Some of these conditions include but are not limited to:

- Moving into the home within a certain time period after settlement;
- If you're building your first home, the home must be completed and moved into within a certain time period following settlement;
- You must reside in the home as your principal place of residence for at least 12 months;
- You cannot rent out a room or sell the property within 12 months of moving in;
- You cannot rent the home out prior to moving in, including holiday letting.

CAN DIFFERENT CONCESSIONS BE CLAIMED?

Yes, if you're buying with another person each individual can claim the concession that they're eligible for.

For example, if you are buying your first home with your partner who has already owned a home then you will be eligible for the first home concession on your portion of the property value while your partner claims the home concession on their portion.

HOW DO I APPLY FOR A CONCESSION?

To apply for the concession, you'll need to complete a declaration to confirm that you meet the criteria for the concession and that you will fulfil your obligations under the eligibility conditions. Your solicitor or conveyancer will provide you with this Declaration as part of the conveyancing process.