

# AN OVERVIEW OF PROPERTY AND LAND TAX SURCHARGES AROUND AUSTRALIA

In response to Australia's housing affordability crisis, the states were faced with increasing pressure to alleviate soaring property prices. From 1 July 2015, Victoria introduced *Foreign Purchaser Additional Duty* on residential properties purchased in the state. NSW and QLD followed suit soon after. Since then, there have been several stamp duty and land tax surcharges imposed on foreign persons by state and territory governments around the country. Today, the ACT and NT remain the only state or territory who are yet to impose a surcharge on stamp (or "transfer") duty (however the ACT introduced a small surcharge on land tax, payable this year).

The below table identifies the surcharges in place on stamp duty and land tax around the country.

State or Territory	Land Tax			Stamp Duty (AKA Transfer Duty)	
	Year End Date	Surcharge (yearly)	On transactions after	Surcharge at purchase	On transactions after
NSW	31/12/2018	0.75%	1/01/2017	4%	1/07/2016
		2%	1/01/2018	8%	1/07/2017
VIC	31/12/2018	1.50%	1/01/2017	3%	1/07/2015
				7%	1/07/2016
QLD	31/12/2018	1.50%	1/01/2018	3%	1/10/2016
				7%	1/07/2018
SA	30/06/2018	None		7%	1/07/2018
WA	30/06/2018	None		7%	1/07/2019
TAS	30/06/2018	None		3%	1/07/2018
ACT	30/06/2018	0.75%	1/07/2018	None	
NT	No land tax payable			None	

The surcharges are generally assessed in proportion to ownership and may or may not be calculated before any available concessions. Calculation instructions and information regarding any available exemptions and concessions are available through the relevant state revenue offices.

[www.revenue.nsw.gov.au/](http://www.revenue.nsw.gov.au/)

[www.sro.vic.gov.au/](http://www.sro.vic.gov.au/)

[www.treasury.qld.gov.au/taxes-and-royalties/](http://www.treasury.qld.gov.au/taxes-and-royalties/)

[www.revenuesa.sa.gov.au/](http://www.revenuesa.sa.gov.au/)

[www.finance.wa.gov.au/cms/State\\_Revenue.aspx](http://www.finance.wa.gov.au/cms/State_Revenue.aspx)

[www.sro.tas.gov.au/](http://www.sro.tas.gov.au/)

[www.revenue.act.gov.au/](http://www.revenue.act.gov.au/)

[www.treasury.nt.gov.au/df/revenue](http://www.treasury.nt.gov.au/df/revenue)



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This above information is general in nature; it is not exhaustive and does not consider the individual circumstances of the reader. It should not be confused with professional advice and should not be relied upon. We cannot guarantee its accuracy and we strongly recommend that professional advice be sought.

This letter was written by Stacey Mannell, Operations Manager at Patricia Holdings in Sydney.

**Patricia Holdings**