

# Land Tax

1 July 2016 to 30 June 2017

TASMANIA

## Land Tax: assessment of taxable properties.

Land tax is a state tax, calculated on a property's actual usage and ownership as at 1 July each year. Land tax notices of assessment are issued between October and March.

Land tax applies to property classified as 'General' land (by the Commissioner of State Revenue). Those properties include:

- commercial or vacant land
- rental properties
- holiday homes
- vacant homes

## How is land tax calculated?

### For one property...

Land tax is applied to property classified as 'General' land, and is calculated using the property's total assessed land value or its apportioned assessed land value.

### For multiple properties...

If an owner has more than one property classified as 'General' land, the assessed land values of those properties are combined, and land tax is calculated on that value.

Total land value	Land Tax rate
\$0 – \$24,999	Nil
\$25,000 – \$349,999	\$50 and 0.55 cents for each dollar of the land value in excess of \$25,000.
\$350,000 and above	\$1,837.50 and 1.5 cents for each dollar of the land value in excess of \$350,000.

Land tax calculator: [www.sro.tas.gov.au/landtax/calculator](http://www.sro.tas.gov.au/landtax/calculator).

## Property that is not normally taxable.

Property classified by the Commissioner of State Revenue as 'Principal Residence Land' or 'Primary Production Land' does not ordinarily attract land tax – see details below.

### Principal Residence Land...

This is land that includes a dwelling. It must be the property where the owner (who has at least a 50 per cent interest in the land) ordinarily eats and sleeps. If the property is used simply for storage or as a weekend home, it does not qualify it for the 'Principal Residence Land' (PRL) classification.

If property with a PRL classification is being used for purposes such as a home business or as a rental property, land tax may be payable on the portion being used for those purposes. If this is your situation, please use the online form to notify the Commissioner – see details at the top of the next column.

### Primary Production Land...

Land classified as Primary Production Land (PPL) must be used substantially for the business of primary production with a reasonable expectation of profit; it can include private timber reserves under the *Forest Practices Act 1985*.

If part of a property with a PPL classification is being used for purposes other than primary production, land tax may be payable on that portion. If this is your situation please use the online form to notify the Commissioner – see details at the top of the next column.

### Other concessions and exemptions...

Please visit [www.sro.tas.gov.au/landtax/applications](http://www.sro.tas.gov.au/landtax/applications).

## The way my property is used has changed.

Under section 16 of the *Land Tax Act 2000*, the owner must notify the Commissioner, in writing, **within 30 days** of:

- a) their land ceasing to be Principal Residence Land, Primary Production Land or exempt land; or
- b) any other factor that may affect the land or part of the land's classification.

Advising the Commissioner as soon as a change occurs will help the property owner avoid financial penalties. To register a change in land use, please use the online form at [www.sro.tas.gov.au/landtax/change](http://www.sro.tas.gov.au/landtax/change).

## Land tax on the sale/transfer of property.

If a property has a 'General' land classification, any remaining land tax on the account for the property must be paid when the property is sold or transferred. It is recommended that you discuss this with your legal practitioner or conveyancer.

If you are acting for yourself and want to know the amount of land tax owing at the time of the sale or transfer, please refer to the '[Land Tax Search fact sheet](#)' at [www.sro.tas.gov.au](http://www.sro.tas.gov.au) or visit Service Tasmania.

## Why would a land tax bill increase?

Although there is no increase in the tax rate itself, a land tax bill (notice of assessment) may have increased for the following reasons:

- a) the property valuation adjustment factors may have changed or the property re-valued. For more details about valuations, please visit the Valuer-General's website, [www.dpipwe.tas.gov.au/ovg](http://www.dpipwe.tas.gov.au/ovg); or
- b) a property may have been incorrectly classified as taxable 'General' land. If you think the classification shown on your Notice of Assessment is not correct, please contact the State Revenue Office.

## I have bought a new home and intend selling my existing home. Is there a land tax rebate?

A rebate is available where you have purchased new principal residence land before 30 June and have not sold your existing home by 30 June in the same year. For more details, please refer to the overview of '[Rebate for two residences owned in transitional circumstances](#)' at [www.sro.tas.gov.au](http://www.sro.tas.gov.au).

## Change of address.

Please advise the Commissioner of State Revenue **within 30 days** of changing your residential and/or postal address by:

- a) using the change of address form at [service.tas.gov.au](http://service.tas.gov.au); or
- b) emailing [taxhelp@treasury.tas.gov.au](mailto:taxhelp@treasury.tas.gov.au); or
- c) writing to the Commissioner of State Revenue, GPO Box 1374, Hobart Tas 7001.

## More information.

For detailed information about land tax, please visit the overview page at [www.sro.tas.gov.au/landtax](http://www.sro.tas.gov.au/landtax).

Phone: (03) 6166 4400 (weekdays, 9:00am to 5:00pm)  
1800 001388

Email: [taxhelp@treasury.tas.gov.au](mailto:taxhelp@treasury.tas.gov.au)