

Transfer (Stamp) Duty And Grants In Tasmania

Frequently asked questions by property buyers

Who is it payable by?

Almost all contracts will state that the Buyer is liable to pay transfer duty.

How is it calculated?

Transfer duty is calculated on the higher of the market value or purchase price of the property (inclusive of any GST). It is collected by the Tasmanian State Revenue Office. If you would like to know how much transfer duty is payable on the property you are looking at buying please contact Lawlab.

When is it payable?

Within 3 months of settlement. If finance is being obtained, transfer duty must be paid on or before settlement.

How is it paid?

You will need to provide a bank cheque or pay the transfer duty to your lawyer's trust account before settlement or if there are sufficient funds coming from your financier your lawyer may be able to arrange for your financier to provide a cheque for it at settlement.

Are there any concessions?

There are no current concessions for the purchase of residential property.

There are some exemptions to transfer duty for the transfer of property between partners in a marriage or personal relationship or due to the breakdown of that relationship.

Are there any grants available?

The **First Home Owner Grant (FHOG)** is a TAS Government grant of \$10,000 for first home owners buying or building a new home (including off the plan).

The FHOG has been increased to \$20,000 for eligible transactions entered into between 1 January 2016 and 30 June 2017. Eligible transactions include:

- Building a new home through a registered builder and completing the build within 24 months of entering the build contract;
- Building a new home as an owner builder and completing the build within 24 months of laying the foundations;
- Buying an off the plan home that is completed within 24 months of entering into the contract;
- Buying a newly built dwelling that has not been previously occupied.

To be eligible for the First Home Owners Grant applicants must:

- Be an individual of at least 18 years of age;
- Be Australian citizens or permanent residents;
- Move in to the home within 1 year of settlement (or 1 year of completion of construction for vacant land) and retain ownership and occupy the home as a principal place of residence for a continuous period of at least 6 months.

Applicants will not be eligible if they or their spouse has:

- Received a first home owner grant anywhere in Australia before;
- Owned any residential property before 1 July 2000 or have owned residential property that they have lived in since then.

For more information on transfer duty and grants please contact Lawlab on 1800 529 522.

Lawlab has more than 100 years of experience, we can offer you practical, efficient and expert legal advice on your purchase. Please call 1800 529 522 or email: conveyancing@lawlab.com.au.

Disclaimer: this information is general in nature only and does not constitute legal advice. Lawlab accepts no liability for the content of this information sheet. You should obtain legal advice specific to your individual circumstances.

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