

VINCENTS



Australian Stamp Duty & Land Tax

Land tax and stamp duty frameworks are unique to each Australian state and territory. Your specific obligations—including potential land tax, stamp duty, and foreign surcharges—will depend on your location, the size of your assets/business, and whether you are involved in an acquisition, transfer, or sale of land or property. These rules apply to all entities, including individuals, partnerships, trusts, and organisations. Additionally, each jurisdiction sets different criteria for qualifying for exemptions and application processes.

Data as of: 03/02/2026

Australian Capital Territory

When Land Tax Applies:

- Applies to properties not used as your principal place of residence.

Thresholds:

- Plus a fixed charge:
- \$1,693 for residential land,
- \$3,355 for commercial land,
- \$199 for rural land.

AUV Range/Base Value	Valuation Charge Rate (on AUV)
\$0 – \$150,000	0.54%
\$150,001 – \$275,000	\$810 + 0.64% of amount over \$150,000
\$275,001 – \$1,000,000	\$1,610 + 1.24% of amount over \$275,000
\$1,000,001 – \$2,000,000	\$10,660 + 1.25% of amount over \$1,000,000
\$2,000,000 and above	\$23,100 + 1.26% of amount over \$2,000,000

Assessment Process:

- In the ACT, land tax is assessed quarterly: on 1 July, 1 October, 1 January and 1 April each year.
- The tax is calculated using the property's average unimproved value (AUV) — based on the unimproved land value over up to the past five years
- The assessment each quarter includes a fixed charge (from 1 July 2025, that fixed charge is AUD \$1,693).
- On top of the fixed charge, a valuation (marginal) charge is applied according to the AUV (with different rates depending on AUV brackets)

Exclusions (land that is not included at all in the land tax calculation)

- The ACT regime does not apply land tax to commercial properties (commercial, industrial, or retail properties are excluded entirely).

Exemptions & Concessions (Land that would normally be taxable but is not taxed because of its use or ownership)

- Your principal place of residence
- Certain social housing / community housing under special exemptions: e.g., properties rented at less than 75% of market rent through a registered community housing provider (affordable housing scheme)
- Some other special exemptions: historically, certain retirement villages, nursing homes, religious institution housing, not-for-profit housing corporations, and rural/broad-acre subdivision land

Taxable Property Types

- Investment properties
- Rental homes
- Vacant residential land
- Other non-owner-occupied residential holdings

More information: <https://www.revenue.act.gov.au/land-tax>

New South Wales

When Land Tax Applies:

- Applies to properties not used as your principal place of residence.

Thresholds:

- The threshold applies to the combined value of all taxable land you own — not each property individually.

Total assessed land value (aggregated across all your taxable land)	Land tax payable
\$0 – \$1,075,000	Nil (no tax)
\$1,075,000 – \$6,571,000	\$100 + 1.6% of the amount above \$1,075,000
\$6,571,000 and above	\$88,036 + 2% of the amount above \$6,571,000

Assessment Process:

- Land is valued as at 1 July each year, using unimproved land values provided by NSW Valuer General.
- If liable, you receive an annual notice of assessment listing all NSW land owned on 31 December of the previous year and the amount of land tax payable.
- The tax you pay is based on the average of the land values for the current and two previous years (a 3 year average), unless the land is newer (for example following subdivision) — in which case only the years since creation are counted
- If you are liable for land tax, you should receive your annual assessment notice from Revenue NSW starting in January each year.

Exclusions (land that is not included at all in the land tax calculation)

- Land exempt under specific legislation (e.g., some infrastructure or public utility land)
- Land below the threshold may be “effectively excluded” if the total taxable land value does not exceed the annual threshold
- Certain residential lots in strata/condominium arrangements may have special exclusions depending on ownership structure

Exemptions & Concessions (Land that would normally be taxable but is not taxed because of its use or ownership)

- Your principal place of residence
- Land owned by charitable, religious, or educational institutions in certain circumstances
- Land used for primary production
- Other exemptions or concessions may apply depending on use, ownership, trusts, foreign ownership, etc

Taxable Property Types

- Vacant land
- Land with a residential dwelling, unit, flat
- Commercial, industrial, retail, warehouse or business-use land
- Mixed-use properties
- Land leased from state or local government (when subject to land tax rules) or land that was opted into “property tax / land tax” under relevant schemes.

More information: <https://www.revenue.nsw.gov.au/taxes-duties-levies-royalties/land-tax>

Queensland

When Land Tax Applies:

- Annual state tax on freehold land (vacant or built on; residential, commercial or investment).
- Calculated on land owned in QLD at midnight on 30 June.
- Freehold land excludes state land or land leased from the QLD Government.

Thresholds:

Individual Tax Rates

Total assessed land value (aggregated across all your taxable land)	Land tax payable
\$0–\$599,999	Nil (no tax)
\$600,000–\$999,999	\$500 plus 1 cent for each \$1 more than \$600,000
\$1,000,000–\$2,999,999	\$4,500 plus 1.65 cents for each \$1 more than \$1,000,000
\$3,000,000–\$4,999,999	\$37,500 plus 1.25 cents for each \$1 more than \$3,000,000
\$5,000,000–\$9,999,999	\$62,500 plus 1.75 cents for each \$1 more than \$5,000,000
\$10,000,000 and above	\$150,000 plus 2.25 cents for each \$1 more than \$10,000,000

Company and Trust Tax Rates (Incl foreign companies and trusts)

Total assessed land value (aggregated across all your taxable land)	Land tax payable
\$0–\$349,999	Nil (no tax)
\$350,000–\$2,249,999	\$1,450 plus 1.7 cents for each \$1 more than \$350,000
\$2,250,000–\$4,999,999	\$33,750 plus 1.5 cents for each \$1 more than \$2,250,000
\$5,000,000–\$9,999,999	\$75,000 plus 2.25 cents for each \$1 more than \$5,000,000
\$10,000,000 and above	\$187,500 plus 2.75 cents for each \$1 more than \$10,000,000

Absentee Tax Rates

Total assessed land value (aggregated across all your taxable land)	Land tax payable
\$0–\$349,999	Nil (no tax)
\$350,000–\$2,249,999	\$1,450 plus 1.7 cents for each \$1 more than \$350,000
\$2,250,000–\$4,999,999	\$33,750 plus 1.5 cents for each \$1 more than \$2,250,000
\$5,000,000–\$9,999,999	\$75,000 plus 2.0 cents for each \$1 more than \$5,000,000
\$10,000,000 and above	\$175,000 plus 2.5 cents for each \$1 more than \$10,000,000

Assessment Process:

- Land tax is assessed (or calculated) on the total taxable value of an owner's Queensland freehold land.
- QRO will add up the taxable value of all land that you own in Queensland at 30 June, excluding land on which you have received an exemption.
- The tax rate that applies depends on what type of owner you are, the total taxable value of your land, and if any exemptions apply.
- Statutory land value of the land determined by the Valuer-General, and is included in your annual land valuation notice.

Exclusions (land that is not included at all in the land tax calculation)

- Queensland does not have any formal exclusions

Exemptions & Concessions (Land that would normally be taxable but is not taxed because of its use or ownership)

- Home exemption for individuals or trustees
- Transitional home exemption
- Primary production exemption
- Charitable institutions exemption
- Moveable dwelling (caravan) parks
- Aged care facilities
- Retirement villages
- Supported accommodation
- Societies, clubs and associations.
- Subdivider concession
- Ex gratia relief from the land tax foreign surcharge
- Build-to-rent concessions

Taxable Property Types

- Vacant land
- Land that is built on (e.g. your home, an investment property)
- Lots in building unit plans
- Lots in group title plans
- Lots in a timeshare scheme
- Lots owned by a home unit company.

More Information: <https://qro.qld.gov.au/land-tax>

South Australia

When Land Tax Applies:

- Land tax applies to all land except those eligible for a land tax exemption, waiver or relief depending on the use and ownership of the land.

Thresholds:

- General tax threshold: \$833,000
- Trust tax threshold: \$25,000

General Rates

Total Taxable Site Value	Land tax payable
\$0 – \$833,000	Nil (no tax)
\$833,000 – \$1,338,000	\$0.50 for every \$100 or part of \$100 above \$833,000
\$1,338,000 – \$1,946,000	\$2,525 plus \$1.00 for every \$100 or part of \$100 above \$1,338,000
\$1,946,000 – \$3,116,000	\$8,605 plus \$2.00 for every \$100 or part of \$100 above \$1,946,000
\$3,116,000 and above	\$32,005 plus \$2.40 for every \$100 or part of \$100 above \$3,116,000

Trust Rates

- Trust-held land is assessed separately from other land owned by trustees.
- Surcharge on land owned in trusts where the interests of trust beneficiaries are not disclosed or cannot be identified (excluding listed or widely held trusts)

Total Taxable Site Value	Land tax payable
\$0 – \$25,000	Nil (no tax)
\$25,000 – \$833,000	\$125 plus \$0.50 for every \$100 or part of \$100 above \$25,000
\$833,000 – \$1,338,000	\$4,165 plus \$1.00 for every \$100 or part of \$100 above \$833,000
\$1,338,000 – \$1,946,000	\$9,215 plus \$1.50 for every \$100 or part of \$100 above \$1,338,000
\$1,946,000 – \$3,116,000	\$18,335 plus \$2.40 for every \$100 or part of \$100 above \$1,946,000
\$3,116,000 and above	\$46,415 plus \$2.40 for every \$100 or part of \$100 above \$3,116,000

Assessment Process:

- The owner at midnight on 30 June is liable for land tax for the upcoming financial year.
- If property is sold after 30 June, the vendor remains liable.
- Land tax assessments are issued from October each financial year.
- Land tax is calculated based on the total taxable site value Link to definition of the land you own as at midnight on 30 June each year.
- Site value is the unimproved value of the land, meaning it does not include capital improvements such as buildings.
- Land tax is calculated using a tiered system based on the total taxable site value of all land held under an ownership. This means that even if individual properties have site values below the threshold, land tax may still apply if the combined value exceeds the threshold.
- Each year, the South Australian Valuer-General independently determines the site value of a property in accordance with the Valuation of Land Act 1971.

Exclusions (land that is not included at all in the land tax calculation)

- South Australia does not have any formal exclusions

Exemptions & Concessions (Land that would normally be taxable but is not taxed because of its use or ownership)

- As your principal place of residence
- For primary production
- For not-for-profit institutions
- For retirement living or aged care facilities

Taxable Property Types

- Land tax is calculated based on the site value of the land, not the capital value of a property.
- This means land tax may apply regardless of what types of buildings are on the land, even if individual owners do not have exclusive access the land in their ownership, such as in the case of an apartment building or shared site.

Special Rules

- Additional considerations apply for:
- Corporations acting as trustees
- Corporations acting as beneficiaries
- Professional advice from a registered tax agent is recommended.

More Information: <https://www.revenuesa.sa.gov.au/landtax>

Tasmania

When Land Tax Applies:

- Applies to properties not used as your principal place of residence.

Thresholds:

Total assessed land value (aggregated across all your taxable land)	Land tax payable
\$0 – \$124,999.99	Nil (no tax)
\$125,000 – \$499,999.99	\$50 + 0.45% of value above \$125,000
\$500,000 and above	\$1,737.50 + 1.5% of value above \$500,000

Assessment Process:

- Annual land tax is payable by the owner of land classified as General Land as at 1 July.
- The Office of the Valuer General Tasmania (OVGT) determines the assessed land value for each parcel of land.
- This valuation is typically based on unimproved land value — i.e., the value of the land itself, excluding buildings or improvements.
- Valuations are updated periodically (usually every 2–3 years) or when there is a change in ownership or subdivision
- If you own more than one taxable property, their assessed land values are aggregated and the combined value is used for the threshold/rate calculation.

Exclusions (land that is not included at all in the land tax calculation)

- Tasmania does not have formal exclusions

Exemptions & Concessions (Land that would normally be taxable but is not taxed because of its use or ownership)

- Your principal place of residence
- Land used for farming, grazing, timber production, or registered private timber reserves. Must be substantially used for production purposes
- Some properties owned by not-for-profit organisations (e.g., certain retirement villages, community housing)
- Concessions may apply for newly rented dwellings, pensioners, or other government-specified schemes

Taxable Property Types

- Vacant land
- Commercial properties
- Rental properties
- Shacks

More information: <https://www.sro.tas.gov.au/land-tax>

Victoria

When Land Tax Applies:

- Applies to land you own in Victoria, excluding exempt land such as your home
- If you own other property, as an individual, company or trust, you may need to pay land tax.

Thresholds:

General Rate Land Tax

Total Taxable Site Value	Land tax payable
\$0 – \$50,000	Nil (no tax)
\$50,000 – \$100,000	\$500
\$100,000 – \$300,000	\$975
\$300,000 – \$600,000	\$1350 plus 0.3% of amount > \$300,000
\$600,000 – \$1,000,000	\$2250 plus 0.6% of amount > \$600,000
\$1,000,000 – \$1,800,000	\$4650 plus 0.9% of amount > \$1,000,000
\$1,800,000 – \$3,000,000	\$11,850 plus 1.65% of amount > \$1,800,000
\$3,000,000 and above	\$31,650 plus 2.65% of amount > \$3,000,000

Trust Surcharge Rate Land Tax

Total Taxable Site Value	Land tax payable
\$0 – \$25,000	Nil (no tax)
\$25,000 – \$50,000	\$82 plus 0.375% of amount > \$25,000
\$50,000 – \$100,000	\$676 plus 0.375% of amount > \$50,000
\$100,000 – \$250,000	\$1338 plus 0.375% of amount > \$100,000
\$250,000 – \$600,000	\$1901 plus 0.675% of amount > \$250,000
\$600,000 – \$1,000,000	\$4263 plus 0.975% of amount > \$600,000
\$1,000,000 – \$1,800,000	\$8163 plus 1.275% of amount > \$1,000,000
\$1,800,000 – \$3,000,000	\$18,363 plus 1.1072% of amount > \$1,800,000
\$3,000,000 and above	\$31,650 plus 2.65% of amount > \$3,000,000

Assessment Process:

- Your land tax is based on the total site value of all your taxable land as at midnight on 31 December of the previous year. Land tax is paid by the owner of the land as at midnight on 31 December of the previous year. If you sell land during the year, you remain responsible for the full year's land tax.
- If the total taxable value of all Victorian properties (excluding exemptions) as at 31 December meets or exceeds the threshold, a land tax assessment is issued.
- Amount payable depends on the combined unimproved value of taxable properties.
- Different assessments may apply depending on ownership structure:
 - Individual
 - Trust
 - Joint owners
 - Other structures

Exclusions (land that is not included at all in the land tax calculation)

- Victoria does not have any formal exclusions

Exemptions & Concessions (Land that would normally be taxable but is not taxed because of its use or ownership)

- Examples of exempt or concessions for land tax, include:
 - your home, known as your principal place of residence (PPR)
 - your farm, known as primary production land (PPL)
 - rooming houses and charitable institutions.
 - Construction / renovation of principal place of residence
 - Retirement village / residential care (including during the construction period)
 - Health services
 - Build-to-rent housing
 - Sporting, recreational and cultural purposes
- The exemptions/concessions are generally not automatic and must be applied for. Where applicable, the activities carried out by the tenant on the land can also be considered when assessing the availability of those exemptions/concessions as land tax is focused on use of the land rather than its ownership.

Taxable Property Types

- Residential investment properties
- Commercial or industrial properties
- Vacant land
- Holiday homes.

More Information: <https://www.sro.vic.gov.au/owning-property/land-tax>

Western Australia

When Land Tax Applies:

- Applies to land not used as your principal place of residence.
- Payable if you own land valued over \$300,000.

Thresholds:

Aggregated taxable land value	Land tax payable
\$0 – \$300,000	Nil (no tax)
\$300,001 – \$420,000	\$300
\$420,001 – \$1,000,000	\$300 + 0.25% of amount over \$420,000
\$1,000,001 – \$1,800,000	\$1,750 + 0.9% over \$1,000,000
\$1,800,001 – \$5,000,000	\$8,950 + 1.8% over \$1,800,000
\$5,000,001 – \$11,000,000	\$66,550 + 2.0% over \$5,000,000
\$11,000,000 and above	\$186,550 + 2.67% over \$11,000,000

Assessment Process:

- The annual valuation used to determine the unimproved value (UV) of land is done as at 1 August, however the assessment is based on your ownership of land at midnight 30 June of the previous assessment (financial) year.
- Typically receive your annual Notice of Assessment between September and January.

Exclusions (land that is not included at all in the land tax calculation)

- The Act defines some land in a “dwelling or residential park” to be “excluded land,” which means certain parts (or uses) are explicitly excluded from exemption calculations. Examples: hotel/motel/hostel/boarding house-type dwellings, shops, cafés/restaurants, and other commercial-type developments on what would otherwise be residential-park land.

Exemptions & Concessions (Land that would normally be taxable but is not taxed because of its use or ownership)

- It is your principal place of residence
- You may receive an exemption if you own and use your property as your primary residence on 30 June
- You may receive an exemption if you are moving from one home to another that you acquired in the previous financial year
- You may receive an exemption if you're building a new home, and you don't live at another property you own during construction
- You may receive an exemption if you're building a new home on newly acquired land, and plan to sell your old home
- You may receive an exemption on a private residence after the owner's death

- You may receive an exemption for your primary residence if you move into full-time care, such as a nursing home or hospital

Taxable Property Types

- Residential
- Commercial/industrial
- Mixed-use land
- Investment or development land
- Vacant land that does not qualify for exemptions
- Land leased to others for commercial purposes

More information: <https://www.wa.gov.au/organisation/department-of-treasury-and-finance/land-tax-assessment>

Northern Territory

- No land tax applies in the Northern Territory

Disclaimer

Disclaimer: The content of this article is general in nature and is presented for informative purposes. It is not intended to constitute tax or financial advice, whether general or personal nor is it intended to imply any recommendation or opinion about a financial product. It does not take into consideration your personal situation and may not be relevant to circumstances. Before taking any action, consider your own particular circumstances and seek professional advice. This content is protected by copyright laws and various other intellectual property laws. It is not to be modified, reproduced or republished without prior written consent.