# Property Purchase Guide

Grants, stamp duty & land tax — state by state — August 2026 edition

A state-by-state guide to grants, stamp duty, land tax and settlement rules for anyone buying residential property in Australia — independently researched and verified against official government sources as at 29 August 2026.

*Acknowledgement: the state-by-state structure of this guide was inspired by Hotspotting's Australian Property Guide (hotspotting.com.au). Every figure, table and piece of commentary in this edition has been independently researched and written by RealVestor directly from official government sources — Revenue NSW, the Queensland Revenue Office, the State Revenue Office of Victoria, RevenueSA, the WA Department of Finance, the State Revenue Office of Tasmania, the NT Treasury/Territory Revenue Office, the ACT Revenue Office, Housing Australia and the ATO — none of the content below is copied or adapted from Hotspotting's report.*

*Note: This guide is general information only, current as at the date above. It is not financial, legal or tax advice. Grants, duty and land tax rules change often and are frequently indexed or amended mid-year — always confirm current figures with the relevant state revenue office, and get independent legal and financial advice specific to your situation before signing anything. RealVestor is a property consultancy, not a financial advisor.*

## National Schemes Every Buyer Should Know

**Help to Buy (shared equity)**

Help to Buy opened to applications on 5 December 2025. The Government contributes equity in exchange for a share of your home — up to 40% for a new build, up to 30% for an existing home — and you pay no interest on that share, though it shares proportionally in any gain or loss when you sell or buy the Government out. From 1 July 2026, income caps rose to $103,000 for singles and $165,000 for joint or single-parent applicants, and a further 10,000 places were added nationally for 2026-27. The minimum deposit is 2%.

| State/Territory | Capital city / regional centre cap | Rest of state cap |
|---|---|---|
| NSW | $1,300,000 | $800,000 |
| VIC | $950,000 | $650,000 |
| QLD | $1,000,000 | $700,000 |
| WA | $850,000 | $600,000 |
| SA | $900,000 | $500,000 |
| TAS | $700,000 | $550,000 |
| ACT | $1,000,000 | n/a |
| NT | $600,000 | $600,000 |

*Note: Help to Buy property price caps, firsthomebuyers.gov.au — confirm your suburb's exact cap on the official price-cap tool before relying on it, as caps are set by postcode.*

**Australian Government 5% Deposit Scheme (formerly the First Home Guarantee)**

Rebranded and significantly expanded from 1 October 2025: there is now no income cap and no annual place limit for first-home buyers using a 5% deposit (2% for single parents/guardians) without paying Lenders' Mortgage Insurance. The Family Home Guarantee continues to operate alongside it for eligible single parents and guardians on the same expanded terms. Price caps are set by location — check the current cap for your target suburb using the official calculator at firsthomebuyers.gov.au before making an offer, since we could not independently verify a single published cap table for this specific scheme at the time of writing.

**Buying and selling: two rules that catch people out**

- Foreign resident capital gains withholding: from every property sale, 15% of the price is withheld and sent to the ATO unless the seller (regardless of citizenship) provides a valid clearance certificate at or before settlement. If you're selling, apply early — certificates can take time to process.
- Ban on foreign purchases of established dwellings: in effect since 1 April 2025 and extended in the 2026-27 Budget to run until 30 June 2029, with limited exceptions for purchases that add to housing supply.

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## 2026-27 Federal Budget: Tax Changes Reshaping Investment

The 12 May 2026 Federal Budget introduced the biggest changes to property investment tax settings in a generation. None of this is optional reading if you're planning to hold multiple properties — it changes which structure and which type of property makes sense.

- Negative gearing on established residential property is quarantined from 1 July 2027, for properties bought after 7:30pm on 12 May 2026 — losses can only offset other rental income or capital gains, not salary. Property held before that cut-off is grandfathered indefinitely. New-build properties keep full negative gearing.
- The 50% CGT discount is replaced from 1 July 2027 by CPI cost-base indexation plus a 30% minimum tax floor on real gains, with transitional rules splitting gains earned either side of the change. New builds can elect into the old or new regime.
- SMSF borrowing (an LRBA) for residential property is banned from 10 August 2026. Existing LRBAs, and contracts already exchanged, are grandfathered; SMSF borrowing for business real property is unaffected.
- A 30% minimum tax on discretionary trust income starts 1 July 2028, with a rollover window from 1 July 2027 to 30 June 2030 to restructure into a company or fixed trust with deferred tax consequences.

*Note: This is a summary, not advice. The right structure — personal name, company, trust, or a mix — now depends heavily on your timeline and goals under these new rules. Talk to your accountant before you buy, not after.*

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## Queensland

### First Home Owner Grant

$30,000 towards a new home (never previously lived in or sold as a residence), for contracts signed on or after 20 November 2023. Must be under $750,000, and you need to move in within a year and live there for at least 6 continuous months. Not available to investors.

### Transfer duty (general rates)

| Dutiable value | Duty payable |
|---|---|
| Up to $5,000 | Nil |
| $5,000 – $75,000 | $1.50 for every $100 over $5,000 |
| $75,000 – $540,000 | $1,050 plus $3.50 for every $100 over $75,000 |
| $540,000 – $1,000,000 | $17,325 plus $4.50 for every $100 over $540,000 |
| Over $1,000,000 | $38,025 plus $5.75 for every $100 over $1,000,000 |

### First home buyer concessions

- New homes: nil duty, no value cap at all, for contracts dated on or after 1 May 2025.
- Established homes: nil duty up to $700,000, tapering to nil benefit at $800,000 (maximum saving $24,525).

### Land tax (individuals)

| Taxable value | Tax payable |
|---|---|
| $0 – $599,999 | Nil |
| $600,000 – $999,999 | $500 plus 1c for every $1 over $600,000 |
| $1,000,000 – $2,999,999 | $4,500 plus 1.65c for every $1 over $1,000,000 |
| $3,000,000 – $4,999,999 | $37,500 plus 1.25c for every $1 over $3,000,000 |
| $5,000,000 – $9,999,999 | $62,500 plus 1.75c for every $1 over $5,000,000 |
| $10,000,000+ | $150,000 plus 2.25c for every $1 over $10,000,000 |

*Note: Companies, trusts and absentee owners have a lower $350,000 threshold, and absentees pay an extra 3% surcharge on top of the standard rate.*

- Cooling-off period: 5 business days, with a 0.25% termination penalty if you pull out (doesn't apply at auction).
- Foreign (Additional Foreign Acquirer Duty): an extra 8% on top of standard duty for foreign buyers of residential land.

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## New South Wales

### First Home Owner (New Homes) Grant

$10,000 for a new home priced up to $600,000, or a house-and-land/build package up to $750,000 combined. You must live there as your principal residence for at least 12 continuous months, starting within 12 months of settlement.

### Transfer duty (general rates, 2026-27)

| Dutiable value | Duty payable |
|---|---|
| $0 – $18,000 | $1.25 for every $100 (minimum $20) |
| $18,000 – $38,000 | $225 plus $1.50 for every $100 over $18,000 |
| $38,000 – $103,000 | $525 plus $1.75 for every $100 over $38,000 |
| $103,000 – $387,000 | $1,662 plus $3.50 for every $100 over $103,000 |
| $387,000 – $1,290,000 | $11,602 plus $4.50 for every $100 over $387,000 |
| Over $1,290,000 | $52,237 plus $5.50 for every $100 over $1,290,000 |

*Note: Premium (top-rate) duty applies above $3,870,000. Thresholds are indexed annually — figures above are for the 2026-27 duty year.*

### First Home Buyers Assistance Scheme

- New and existing homes: full exemption up to $800,000; concessional rate from $800,000 to $1,000,000.
- Vacant land to build on: full exemption up to $350,000; concessional rate from $350,000 to $450,000.

### Land tax (2026 tax year)

| Threshold | Value |
|---|---|
| General threshold | $1,075,000 |
| Premium threshold | $6,571,000 |

- Cooling-off period: 5 business days, 0.25% termination penalty (10 business days for off-the-plan purchases; no cooling-off at auction).
- Foreign buyers: 9% surcharge purchaser duty, plus a 5% land tax surcharge on residential land.

## Victoria

### First Home Owner Grant

$10,000 towards a new home priced up to $750,000. Must be your principal residence for at least 12 months, starting within 12 months of settlement or completion.

*Note: The Victorian Homebuyer Fund (the state's shared-equity scheme) closed to new participants in September 2025. The State Revenue Office now points new buyers to the Commonwealth Help to Buy scheme instead — see the national schemes section above.*

### Land transfer duty (standard rates)

| Dutiable value | Duty payable |
|---|---|
| $0 – $25,000 | 1.4% of the dutiable value |
| $25,000 – $130,000 | $350 plus 2.4% over $25,000 |
| $130,000 – $960,000 | $2,870 plus 6% over $130,000 |
| $960,000 – $2,000,000 | 5.5% of the dutiable value |
| Over $2,000,000 | $110,000 plus 6.5% over $2,000,000 |

*Note: Owner-occupiers get a concessional rate up to $550,000 ($2,870 + 5% over $130,000 up to $440,000; $18,370 + 6% over $440,000 up to $550,000) — above $550,000 the standard schedule above applies to everyone. A temporary off-the-plan concession (no value cap, any buyer type) now runs on contracts from 21 October 2024 to 21 April 2027.*

### First home buyer duty exemption/concession

Full exemption up to $600,000; reduced duty from $600,000 to $750,000.

### Land tax (general rates)

| Total taxable land value | Land tax payable |
|---|---|
| Under $50,000 | Nil |
| $50,000 – $100,000 | $500 |
| $100,000 – $300,000 | $975 |
| $300,000 – $600,000 | $1,350 plus 0.3% over $300,000 |
| $600,000 – $1,000,000 | $2,250 plus 0.6% over $600,000 |
| $1,000,000 – $1,800,000 | $4,650 plus 0.9% over $1,000,000 |
| $1,800,000 – $3,000,000 | $11,850 plus 1.65% over $1,800,000 |
| $3,000,000+ | $31,650 plus 2.65% over $3,000,000 |

*Note: Rates above include the COVID Debt Repayment surcharge, legislated to apply until the 2033 land tax year.*

- Cooling-off period: 3 business days.

- Foreign purchaser additional duty: 8% on top of standard duty.

## South Australia

**First Home Owner Grant**

Up to $15,000 for a new home, off-the-plan purchase, substantially renovated home, or owner-build. The property value cap was removed entirely for contracts signed from 6 June 2024 — there is now no cap. You must live there for at least 6 continuous months, starting within 12 months of settlement or completion.

**Stamp duty (general rates)**

| Dutiable value | Duty payable |
|---|---|
| Up to $12,000 | $1.00 for every $100 |
| $12,000 – $30,000 | $120 plus $2.00 for every $100 over $12,000 |
| $30,000 – $50,000 | $480 plus $3.00 for every $100 over $30,000 |
| $50,000 – $100,000 | $1,080 plus $3.50 for every $100 over $50,000 |
| $100,000 – $200,000 | $2,830 plus $4.00 for every $100 over $100,000 |
| $200,000 – $250,000 | $6,830 plus $4.25 for every $100 over $200,000 |
| $250,000 – $300,000 | $8,955 plus $4.75 for every $100 over $250,000 |
| $300,000 – $500,000 | $11,330 plus $5.00 for every $100 over $300,000 |
| Over $500,000 | $21,330 plus $5.50 for every $100 over $500,000 |

**First home buyer relief**

No stamp duty at all on new homes, off-the-plan apartments, or vacant land to build on — no value cap — for contracts from 6 June 2024. This does not currently extend to established/existing homes; as at August 2026 that extension is a live public debate, not government policy.

**Land tax (2026-27 year, from 1 July 2026)**

| Taxable site value | Tax payable |
|---|---|
| Up to $936,000 | Nil |
| $936,000 – $1,504,000 | $0.50 for every $100 over $936,000 |
| $1,504,000 – $2,188,000 | $2,840 plus $1.00 for every $100 over $1,504,000 |
| $2,188,000 – $3,504,000 | $9,680 plus $2.00 for every $100 over $2,188,000 |
| Over $3,504,000 | $36,000 plus $2.40 for every $100 over $3,504,000 |

- Cooling-off period: 2 business days.

- Foreign Ownership Surcharge: an extra 7% on top of standard duty.

## Western Australia

### First Home Owner Grant

$10,000 towards a new home. From 7 May 2026 the price cap rose to $800,000 south of the 26th parallel (all Perth metro areas), up from $750,000, and remains $1,000,000 north of it.

### Transfer duty (general rates)

| Dutiable value | Duty payable |
|---|---|
| $0 – $120,000 | $1.90 for every $100 |
| $120,000 – $150,000 | $2,280 plus $2.85 for every $100 over $120,000 |
| $150,000 – $360,000 | $3,135 plus $3.80 for every $100 over $150,000 |
| $360,000 – $725,000 | $11,115 plus $4.75 for every $100 over $360,000 |
| Over $725,000 | $28,453 plus $5.15 for every $100 over $725,000 |

### First home buyer duty concession

Updated 7 May 2026 and now the same statewide, with the old Perth/Peel vs regional split removed: established homes and land are duty-free up to $600,000, with a concessional rate to $800,000. Vacant land is duty-free up to $450,000, with a concessional rate to $550,000.

### Land tax

| Aggregated taxable value | Tax payable |
|---|---|
| $0 – $300,000 | Nil |
| $300,000 – $420,000 | $300 |
| $420,000 – $1,000,000 | $300 plus 0.25% over $420,000 |
| $1,000,000 – $1,800,000 | $1,750 plus 0.9% over $1,000,000 |
| $1,800,000 – $5,000,000 | $8,950 plus 1.8% over $1,800,000 |
| $5,000,000 – $11,000,000 | $66,550 plus 2% over $5,000,000 |
| $11,000,000+ | $186,550 plus 2.67% over $11,000,000 |

- Cooling-off period: none — WA has no statutory cooling-off period, so negotiate one into the contract if you want it.
- Foreign buyers duty: an extra 7% on top of standard duty.

## Tasmania

### First Home Owner Grant

For contracts from 1 July 2026 to 30 June 2027 the grant is $20,000 for a new/never-occupied home — it has moved twice since mid-2024 ($10,000, then $30,000, now $20,000), so always check the current-year amount before relying on a figure you've seen elsewhere.

*Important change: the first-home-buyer duty exemption for established homes (which gave a full exemption on homes up to $750,000 settling between 18 February 2024 and 30 June 2026) has now expired and has not been extended or replaced. First home buyers of established homes in Tasmania currently pay full standard transfer duty — only the grant above (new homes only) remains.*

**Transfer duty (general rates)**

| Dutiable value | Duty payable |
|---|---|
| Up to $3,000 | $50 |
| $3,000 – $25,000 | $50 plus $1.75 for every $100 over $3,000 |
| $25,000 – $75,000 | $435 plus $2.25 for every $100 over $25,000 |
| $75,000 – $200,000 | $1,560 plus $3.50 for every $100 over $75,000 |
| $200,000 – $375,000 | $5,935 plus $4.00 for every $100 over $200,000 |
| $375,000 – $725,000 | $12,935 plus $4.25 for every $100 over $375,000 |
| Over $725,000 | $27,810 plus $4.50 for every $100 over $725,000 |

**Land tax**

| Total land value | Tax payable |
|---|---|
| $0 – $124,999 | Nil |
| $125,000 – $499,999 | $50 plus 0.45% over $125,000 |
| $500,000+ | $1,737.50 plus 1.5% over $500,000 |

Cooling-off period: none — Tasmania has no statutory cooling-off period; you can ask for one to be written into the contract, but the seller must agree.

## Northern Territory

*Important update: the HomeGrown Territory Grant is still active — it has been extended twice and now covers contracts signed up to 30 September 2027 (applications due by 30 September 2028), not the 30 September 2025 cut-off originally announced.*

**HomeGrown Territory Grant**

- $50,000 for first home buyers building or buying a new home — no price cap.
- $30,000 FreshStart Grant for buyers who aren't first-home buyers, also for new homes, on the same contract window.

**Stamp duty**

| Dutiable value | Duty payable |
|---|---|
| Up to $525,000 | (0.06571441 × V) + 15V, where V = value ÷ 1,000 |
| $525,000 – $3,000,000 | 4.95% of the property value |
| $3,000,000 – $5,000,000 | 5.75% of the property value |
| Over $5,000,000 | 5.95% of the property value |

*Note: The Territory Revenue Office publishes an online calculator rather than a plain-English rate card — confirm the exact figure for your purchase using it before relying on this table.*

**House and Land Package Exemption (HLPE)**

A full stamp duty exemption where a builder sells land and builds (or completes/transfers) a detached new home in a single contract signed between 1 July 2022 and 30 June 2027. Not means tested, no price cap.

- Land tax: none — the NT is the only jurisdiction with no land tax at all.
- Cooling-off period: 4 business days (waivable by written agreement; none at auction).

## Australian Capital Territory

*Major change: from 1 July 2026 the Home Buyer Concession Scheme dropped its income threshold and property price cap entirely. Eligibility now just requires that the buyer (and partner) haven't owned property in the last 5 years, and that they move in within 12 months of settlement — a significant widening of who qualifies for a duty concession in the ACT.*

**Conveyance (stamp) duty — standard rates**

| Property value | Duty payable |
|---|---|
| Up to $200,000 | $1.20 for every $100 |
| $200,000 – $300,000 | $2,400 plus $2.20 for every $100 over $200,000 |
| $300,000 – $500,000 | $4,600 plus $3.40 for every $100 over $300,000 |
| $500,000 – $750,000 | $11,400 plus $4.32 for every $100 over $500,000 |

| | |
|---|---|
| $750,000 – $1,000,000 | $22,200 plus $5.90 for every $100 over $750,000 |
| $1,000,000 – $1,455,000 | $36,950 plus $6.40 for every $100 over $1,000,000 |
| Over $1,455,000 | A flat $4.54 for every $100 of the total value |

*Note: Buyers eligible for the Home Buyer Concession Scheme pay a lower schedule starting at $0.28 per $100 — this table is the standard rate for everyone else.*

**Land tax**

A fixed charge of $1,778 (up from $1,612) plus a percentage of the property's average unimproved value: 0.54% up to $150,000; 0.64% on the portion from $150,000 to $275,000; 1.24% from $275,000 to $1,000,000; 1.25% from $1,000,000 to $2,000,000; 1.26% above $2,000,000.

Cooling-off period: 5 clear working days (weekends and public holidays don't count). This is part of the ACT's 20-year program of gradually replacing stamp duty with land tax, which is still running with no announced end-date change.

## At a Glance: Comparing the States

Standard transfer/stamp duty payable on a $700,000 established-home purchase, calculated from the general rate schedules above (ignoring any first-home-buyer concession, which would reduce several of these significantly).

| State/Territory | Duty payable at $700,000 | Cooling-off period |
|---|---|---|
| ACT | $20,040 | 5 clear working days |
| QLD | $24,525 | 5 business days |
| NSW | $25,687 | 5 business days |
| TAS | $26,748 | None |
| WA | $27,265 | None |
| SA | $32,330 | 2 business days |
| NT | $34,650 | 4 business days |
| VIC | $37,070 | 3 business days |

*Note: Figures are duty only, before any first-home-buyer or other concession, land tax, agent fees, legal fees, building/pest inspections or lender costs. Every state figure in this guide was calculated independently by RealVestor from the official rate schedules above, current as at 29 August 2026 — always confirm with the relevant revenue office calculator before budgeting a purchase.*

## Sources

Every figure in this guide was verified directly against the following official sources on or around 29 August 2026:

- Federal: housingaustralia.gov.au, firsthomebuyers.gov.au, ato.gov.au
- Queensland: qro.qld.gov.au
- New South Wales: revenue.nsw.gov.au
- Victoria: sro.vic.gov.au
- South Australia: revenuesa.sa.gov.au
- Western Australia: wa.gov.au (Department of Treasury and Finance), consumerprotection.wa.gov.au
- Tasmania: sro.tas.gov.au
- Northern Territory: nt.gov.au, treasury.nt.gov.au
- Australian Capital Territory: revenue.act.gov.au

*Note: Guide format inspired by Hotspotting's Australian Property Guide (hotspotting.com.au) — all content, figures and analysis in this edition are RealVestor's own independent work.*

## Want this explained for your situation?

Every one of these rules interacts differently depending on your goal — first home, next home, investment, SMSF, or a portfolio strategy. RealVestor starts every client relationship with strategy, not a listing. Get in touch for a conversation about what these rules mean for you.

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