Stamp Duty & Land Tax – Rates & Thresholds

1 September 2026

1. Transfer duty

State / Territory	Dutiable property	Highest marginal threshold	Rate of duty[1]
ACT	Interests in land and goods (commercial real estate transactions)[2,3]	More than $2,100,000	5% flat
	Interests in non-commercial land[4]	More than $1,455,000	4.54% flat
NSW	Interests in land and goods[2]	More than $1,290,000	$52,237 plus 5.5% on amounts over $1,290,000[5]
NT	Interests in land and chattels[6]	$5,000,000 or more	5.95% flat
QLD	Interests in land, chattels, existing rights and business assets (including trading stock and trade debts)[6]	More than $1,000,000	$38,025 plus 5.75% on amounts over $1,000,000
SA	Interests in land (residential and primary production land)	More than $500,000	$21,330 plus 5.5% on amounts over $500,000
	Interests in land (other than residential or primary production land)	N/A	N/A
TAS	Interests in land and goods[2]	More than $725,000	$27,810 plus 4.5% on amounts over $725,000
VIC	Freehold interests in land, certain leasehold interests, economic entitlements, fixtures and goods[2,7]	More than $2,000,000	$110,000 plus 6.5% on amounts over $2,000,000
WA	Interests in land, chattels, rights and business assets (other than trading stock and trade debts)[6]	More than $725,000	$28,453 plus 5.15% on amounts over $725,000

1. Rates shown are the highest marginal rates which apply. Surcharges for foreign purchasers on top of the general rate may apply (see part 3).
2. Dutiable property includes goods (other than trading stock) if transferred with land.
3. Commercial transfer duty applies on property which is used, wholly or partly, for commercial purposes (eg industrial, business or retail).
4. Non-commercial transfer duty applies to property which is used for residential or rural purposes.
5. A premium rate of 7% applies to transfers of residential land with a dutiable value exceeding $3,870,000. For large properties, the premium rate is imposed on the first two hectares only.
6. Transfer of chattels is dutiable only if transferred with another form of dutiable property.
7. Certain eligible commercial and industrial property can transition from the stamp duty regime to the commercial and industrial property tax (**CIPT**) regime (referred to in this brochure as “tax reform scheme land”). From the date that the commercial and industrial property enters the CIPT regime, transactions involving the tax reform scheme land should generally benefit from an exemption from stamp duty (subject to certain timing considerations and other conditions). Following the 10-year transition period, CIPT applies at a rate of 1% on an annual basis (or 0.5% for eligible build-to-rent properties).

2. Landholder duty

State / Territory	Land holding value	Acquisition threshold						Duty base	
		Companies		Trusts				Land and fixtures[2]	Goods
		Listed	Private	Listed	Unlisted widely held[1]	Wholesale unit trust[1]	Private unit trust		
ACT	$2,100,000	N/A	50%	N/A	N/A	50%	50%	✓	
NSW	$2,000,000	90%	50%	90%	90%	50%	20%	✓	✓
NT	$500,000	90%[3]	50%	90%[3]	50%	50%	50%	✓	
QLD	$2,000,000	90%[4]	50%	90%[4]	Trust acquisition duty applies[5]			✓	
SA[6,7]	Nil	90%[4]	50%	90%[4]	90%[4]	50%	50%	✓	
TAS	$500,000	90%[4]	50%	90%[4]	90%[4]	50%	50%	✓	✓
VIC	$1,000,000	90%[4]	50%	90%[4]	90%[4]	50%	20%	✓[8]	
WA	$2,000,000	90%	50%	90%	50%	50%	50%	✓	✓

1. Different stamp duty specific requirements must be satisfied in order to qualify as a “widely held” or “wholesale” trust.
2. “Land” is defined differently between jurisdictions. Duty extends to items which are not common law fixtures.
3. The threshold may be 50% for a “merger vesting” of shares or units.
4. Typically, duty applies at a concessional rate of 10% of the duty otherwise payable. However, duty will apply at the general rate in VIC if the entity has been listed for less than 12 months or, in the case of a widely held trust, it has satisfied the definition of that term for less than 12 months at the date of the relevant acquisition.
5. Duty is imposed independently of the landholder duty regime on trust creations, terminations, acquisitions and surrenders where the trust directly or indirectly holds any dutiable property. Public unit trusts (including widely held trusts and wholesale unit trusts) are not subject to trust acquisition duty except where there is a majority acquisition and they are a land holding trust. No value threshold applies and no acquisition threshold applies to changes in interests in certain “private” unit trusts.
6. “Landholdings” are limited to residential land and primary production land.
7. A separate regime (with no land value or acquisition threshold) applies to certain trusts in SA, which are not registered managed investment schemes.
8. The value of qualifying tax reform scheme land should generally be excluded from the calculation of duty chargeable on certain eligible acquisitions, but not for calculating the threshold.

3. Foreign purchaser surcharge duty – Rates[1]

NSW

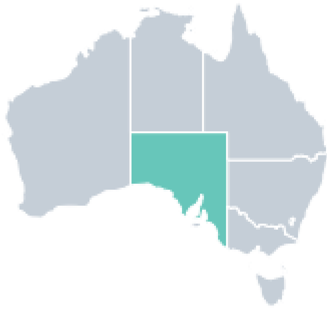
Surcharge rate
9%

Total rate[2,3]
16%

QLD

Surcharge rate
8%

Total rate[2]
13.75%



SA

Surcharge rate
7%

Total rate[2]
12.5%

TAS

	Residential	**Primary Production**
Surcharge rate	8%	1.5%
Total rate[2]	12.5%	6%

VIC

Surcharge rate
8%

Total rate[2]
14.5%

WA

Surcharge rate
7%

Total rate[2]
12.15%

1. The surcharge applies to any dutiable transaction where a foreign purchaser acquires “residential” land (which is broadly defined) and is in addition to the normal transfer duty rate. In TAS, the surcharge also applies to primary production land. In addition, the surcharge applies for relevant acquisitions by foreign acquirers in landholders with residential land holdings for landholder duty purposes. ACT and NT do not have surcharge duty.
2. The total rate is the highest effective transfer duty rate relevant to each Australian State and/or Territory (see part 1), plus the surcharge rate.
3. The NSW total rate is the premium transfer duty rate of 7% (which applies to transfers of NSW residential land with a dutiable value exceeding $3,870,000), plus the NSW surcharge rate. If the premium rate does not apply, the highest effective rate is 14.5%.

3. Foreign purchaser surcharge duty – Scope (1)

State	"Residential Land"	Foreign corporations[2]	Foreign (non-discretionary) trusts[2,3]	Special rules and clawback provisions
NSW	• One or more "dwellings" • Vacant or substantially vacant land zoned residential • Not primary production land	• Applies FIRB definition: "Substantial interest" of 20% or "aggregate substantial interest" of 40% for two or more foreigners	• Applies FIRB definition: "Substantial interest" of 20% of the income or property of the trust or "aggregate substantial interest" of 40% for two or more foreigners	• Exemptions may apply[4]
QLD	• Land that is, or will be, solely or primarily used for residential purposes • Land on which residential development is being, or will be, undertaken (does not apply to certain types of commercial residential premises).	• Corporation not incorporated in Australia; or • One or more foreign persons or associated persons of foreign persons have 50% or more control (votes, potential votes and shares)	• 50% or more of the trust interests in the trust are foreign interests • Foreign interests aggregated	• Three year reassessment provision if acquirer becomes a foreign person • Exemptions may apply[4]
SA	• Land used predominantly for residential purposes • Land not used for any particular purpose but which should be taken to be used for residential purposes due to improvements that are residential in character • Vacant land zoned for residential use	• Corporation not incorporated in Australia; or • 50% or more shares or voting rights held by foreign person(s)	• 50% or more of capital of the trust property held by one or more foreign persons	• Exemptions may apply[4] • One year reassessment provision if acquirer ceases to be a foreign person • Three year reassessment provision if acquirer becomes a foreign person

3. Foreign purchaser surcharge duty – Scope (2)

State	"Residential Land"	Foreign corporations[2]	Foreign (non-discretionary) trusts[2,3]	Special rules and clawback provisions
VIC	• Land capable of being used solely or primarily for residential purposes • Land on which person intends to construct residential premises • Not commercial residential premises (GST definition), a residential care facility, a supported residential service or a retirement village (as defined)	• Corporation not incorporated in Australia; or • More than 50% foreign control (votes, potential votes or shares) • Foreign interests aggregated	• More than 50% of the capital of the estate of the trust (substantial interest by foreign person(s)) • Foreign interests aggregated	• Foreign owners are required to notify change in intention (ie a foreign purchaser must advise in writing within 14 days of forming the intention to convert property into residential property) • Exemptions may apply[4]
WA	• Land capable of being, or intended to be, used solely or dominantly for residential purposes • Land that is vacant or substantially vacant and zoned solely for residential purposes • Any estate or interest in land as described above • Not land intended for aged care, commercial residential premises (GST definition) or a retirement village	• Corporation not incorporated in Australia; or • Corporation where foreign persons have a controlling interest (ie 50% or more shares or voting rights or potential voting power held by foreign person(s) or their associates)	• One or more foreign persons, with associates, hold beneficial interests in at least 50% of the income or property of the trust	• Exemptions may apply[4]

3. Foreign purchaser surcharge duty – Scope (3)

State	Land	Foreign corporations[2]	Foreign (non-discretionary) trusts[2,3]	Special rules and clawback provisions
TAS	**Residential** • Land used solely or primarily for residential purposes • Land that is vacant and will be used solely or primarily for residential purposes • Land that includes a building intended to be refurbished and used solely or primarily for residential purposes • Land on which persons intend to construct a building to be used solely or primarily for residential purposes • Land development for the purposes of constructing a building used solely or primarily for residential purposes • Excludes land on which a building is being lawfully used solely or primarily as commercial residential property **Primary production** • Land used solely or primarily for primary production purposes • Land that a person intends to develop so the land is capable of being used solely or primarily for primary production purposes	• Corporation not incorporated in Australia; or • Corporation where foreign persons have a significant interest (ie 50% or more shares or voting rights or potential voting rights held by foreign persons (in aggregate))	• "Substantial interest" of 20% of the income or property of the trust or "aggregate substantial interest" of 40% for two or more foreigners	• Exemptions may apply[4]

1. Surcharge applies to certain transactions, and is in addition to the normal transfer duty rate.
2. Different rules apply for corporations, trusts and individuals.
3. Special rules apply to discretionary trusts.
4. Exemptions may be available for property developers, builders, operating businesses, or eligible build-to-rent developments.

4. Time limits for lodgement/payment[1]

State / Territory	Period for transfer duty[2]	Period for landholder duty[2]
ACT	90 days after liability for duty arises,[3] or, if the instrument is to be registered with the Registrar-General, payment is to be made within 14 days of registration.	90 days after the day the relevant acquisition is made,[4] or, if the acquisition arises from an agreement to purchase units/shares in a landholding entity, when the agreement is completed.
NSW	3 months after liability for duty arises.[3]	3 months after the relevant acquisition is made.[4]
NT	60 days after liability for duty arises.[3]	60 days after the relevant acquisition is made.[4]
QLD	Lodgement within 30 days after liability for duty arises, and payment usually within 30 days of issue of notice of assessment.[5]	Lodgement within 30 days after the making of an agreement for the relevant acquisition or, if there is no agreement, within 30 days after relevant acquisition is made.[4] Payment is usually required within 30 days of the issue of a notice of assessment but this period can be shorter if a lodgement extension is obtained.
SA	If instrument executed in SA, within 2 months of execution; or if instrument executed outside SA, lodgement and payment within 2 months after its receipt in SA or within 6 months after its execution, whichever period first expires.	2 months after the relevant acquisition is made.[4]
TAS	3 months after liability for duty arises.[3]	3 months after the relevant acquisition is made.[4]
VIC	30 days after liability for duty arises.[3]	30 days after the relevant acquisition is made.[4]
WA	Lodgement within 12 months in relation to certain registered land and mining tenement transactions, or otherwise 2 months after liability for duty arises[3] (may differ for certain conditional agreements). Payment generally within 1 month of issue of notice of assessment.[6]	Lodgement within 2 months after the making of an agreement (whether conditional or not) for the relevant acquisition or, if there is no agreement, within 2 months after the making of the relevant acquisition.[6] Payment is required within one month after the issue of a notice of assessment.

1. As a practical matter, it may be necessary to lodge and pay duty earlier in order to complete/register a transaction, in particular land related transactions through PEXA.
2. Periods shown are for lodgement and payment, except where otherwise indicated.
3. Typically the date that liability for duty arises is the date of first execution of the agreement. In Victoria and Tasmania, liability for duty typically arises on the date of the completion of the transaction.
4. A relevant acquisition can be made in a variety of ways. Typically the date of the relevant acquisition is the date of the completion of the transaction. NSW also has special deeming provisions that can deem a relevant acquisition to occur earlier than completion (for example, on the 12 month anniversary of the execution of an agreement for the relevant acquisition).
5. This period may be extended for certain conditional agreements (refer to Public Ruling DA019.1.5). If the transaction is subject to self-assessment (eg through a third-party assessing agent), payment must be made within 14 days.
6. Special rules may apply to the timing of the payment of duty in relation to certain conditional agreements.

5. Corporate reconstruction relief

State / Territory	Pre-association period[1]			Pre-association period exception for New Co		Post-association period[2]		
	3 Years	1 Year	None	Yes	N/A	3 Years	1 Year	None
ACT		✓		✓[3]			✓	
NSW[4]			✓		✓			✓
NT	✓			✓[6]		✓		
QLD	✓			✓[5]		✓		
SA			✓		✓			✓
TAS[7]		✓		✓[3]			✓	
VIC[4,7]			✓		✓			✓
WA			✓		✓	✓		

1. This is the period prior to the dutiable transaction or relevant acquisition that the transferor and transferee must have been members of the same corporate group (subject to certain exceptions for newly incorporated companies and acquisitions of shelf companies, referred to as “New Co” in this table).
2. This is the period after the dutiable transaction or relevant acquisition that the transferor and transferee must remain members of the same corporate group in order to avoid an effective clawback of relief including, potentially, interest and penalties. There are limited exceptions to the post-association requirement in all jurisdictions.
3. The entities must have been members of the same corporate group since incorporation, unless New Co was acquired as a shelf company.
4. The relief provides for a 90% concession of the duty otherwise payable. In the other jurisdictions, relief is for 100% of the duty otherwise payable.
5. This is only if New Co is a subsidiary of the transferor, or parent corporation of the transferor which was newly interposed.
6. This is only if New Co is the immediate subsidiary of the transferor.
7. Unlike other jurisdictions, an application for exemption cannot be made prior to the transaction occurring.

6. Land tax – Rates[1] (1)

	General land tax rate[1]	Surcharge land tax rate[2]	Foreign corporations	Foreign (non-discretionary) trusts	Liability date[3]
ACT	1.26%	0.75%	• Corporation not incorporated in Australia; or • One or more foreign persons or associated persons of foreign persons have 50% or more control (maximum votes and shares)	• 50% or more of the capital of the trust estate is held by one or more foreign beneficiaries and their associates	1 July, 1 October, 1 January and 1 April
NSW	2%	5%	• Applies FIRB definition. • “Substantial interest” of 20% or “aggregate substantial interest” of 40% for two or more foreigners	• Applies FIRB definition • “Substantial interest” of 20% or “aggregate substantial interest” of 40% for two or more foreigners	31 December
QLD	2.75%	3%	• Corporation not incorporated in Australia; or • One or more foreign persons or associated persons of foreign persons have 50% or more control (maximum votes and shares)	• 50% or more of the trust interests in the trust are foreign interests	30 June

6. Land tax – Rates[1] (2)

	General land tax rate[1]	Surcharge land tax rate[2]	Foreign corporations	Foreign (non-discretionary) trusts	Liability date[3]
SA	2.4%	N/A	• N/A	• N/A	30 June
TAS	1.5%	2%	• Corporation not incorporated in Australia; or • Foreign persons are in a position to control more than 50% of the voting power, or have an interest of 50% or more in issued shares	• One or more foreign persons has more than a 50% interest in the capital of the trust	1 July
VIC	2.65%	4%	• Corporation not incorporated in Australia; or • One or more foreign persons can control the composition of the board, or have more than 50% control (maximum votes and shares)	• At least one foreign person has a beneficial interest in land under the trust, or is a unitholder in a unit trust	31 December
WA	2.67%[4]	N/A	• N/A	• N/A	30 June

1. Rates shown are generally the highest marginal rates which apply. No land tax is payable in NT. Different rates may apply to certain taxpayers (eg certain types of trusts).

2. Surcharge rates apply in addition to the applicable general land tax rate in respect of residential land owned by foreign persons. In QLD and VIC, the surcharge rate applies to all types of land owned by foreign persons.

3. Determined at midnight on the date in each year.

4. A metropolitan region improvement tax at a rate of 0.14% applies to the aggregated taxable value of land in excess of $300,000 for property located in the metropolitan area surrounding Perth.

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