

## FACT SHEET

### *Taxation Legislation (Affordable Housing and Employment Support) Bill 2024*

- In the lead up to the 2024 Tasmanian State Election, the Government committed to several taxation initiatives should it be re-elected.
- In addition, the Government has also agreed to a further:
  - one-year extension to the duty concession for eligible pensioners that sell their existing home and downsize to a new home or unit at a lower cost; and
  - one-year extension to the payroll tax rebate for apprentices, trainees and youth employees.
- The Taxation Legislation (Affordable Housing and Employment Support) Bill 2024 amends the necessary legislation to introduce the Government's commitments.

#### ***Duties Act 2001***

- In accordance with the Government's election commitment to double the existing First Home Buyer Duty Concession of 50 per cent and increase the current dutiable value cap of \$600 000 to \$750 000, this Bill introduces the First Home Buyer Duty Exemption. The exemption has a \$750 000 dutiable value cap and will be in place until 30 June 2026.

The exemption applies retrospectively from 18 February 2024.

- The Duties Act provides eligible pensioners that sell their existing home and downsize to a new home or unit at a lower cost with a 50 per cent concession on the duty chargeable on eligible transactions where the transfer of dutiable property does not exceed a dutiable value of \$600 000.

This Bill extends the duty concession for a further one-year to 30 June 2025.

#### ***Land Tax Act 2001***

- In accordance with the Government's election commitment this Bill extends the:
  - existing three-year land tax exemption for all newly built housing that is made available for long term rental for a further two-years to 30 June 2026; and
  - existing one-year land tax exemption for short term visitor accommodation converted to long term rental for a further two-years to 30 June 2026.

*Land Tax Rating Act 2001*

- In accordance with the Government's election commitment this Bill raises the land tax tax-free threshold by \$25 000 from \$99 999 to \$124 999.

*Payroll Tax Rebate (Apprentices, Trainees and Youth Employees) Act*

- This Bill extends the payroll tax rebate scheme for apprentices, trainees and youth employees for one-year to 30 June 2025.
- These measures are to commence from 1 July 2024, except for the introduction of the First Home Buyer Duty Exemption which is to apply retrospectively from 18 February 2024.