

Notes on Clauses

Taxation and Related Legislation (First Home Owner and Payroll Relief) Bill 2025

Part 1 - Preliminary

- Clause 1 This Act may be cited as the *Taxation and Related Legislation (First Home Owner and Payroll Relief) Bill 2025*.
- Clause 2 This Act will be taken to have commenced on 30 June 2025.
- Clause 3 This Act is repealed on the first anniversary of the day on which it received Royal Assent.

Part 2 - *First Home Owner Grant Act 2000* Amended

- Clause 4 In this Part, the *First Home Owner Grant Act 2000* is referred to as the Principal Act.
- Clause 5 Amends section 18(2) of the Principal Act (amount of grant) by inserting paragraph (a) to provide for a grant of \$30 000 for an eligible transaction that satisfies section 18L.
- Amends section 18(2)(b) to add reference to section 18L.
- Clause 6 Inserts section 18L to provide for the conditions of the \$30 000 grant, including specifying that the grant applies to eligible transactions that are entered into from 1 July 2025 to 30 June 2026 inclusive and that the eligible transaction is to be completed within 24 months of the commencement of the transaction.
- Section 18L(2) provides that the Commissioner may extend the completion period of 24 months under certain conditions.
- Section 18L(3) outlines that an eligible transaction does not satisfy this section 18L if the eligible transaction replaces a transaction entered into before 1 July 2025 for the same property that is substantially between the same parties.
- Section 18L(4) clarifies that, where a payment of \$30 000 is made to an eligible recipient in anticipation of this Bill receiving Royal Assent, that payment is taken to be a first home owner grant payment for the purposes of the Principal Act.
- Section 18L(5) provides that if a payment of \$10 000 is made in relation to an eligible transaction that satisfies section 18L the Commissioner is to make an additional payment of \$20 000 to make up the \$30 000 grant and that both payments are taken to be one payment subject to section 18L.

Part 3 - *Payroll Tax Rebate (Apprentices, Trainees and Youth Employees) Act 2017* Amended

- Clause 7 In this Part, the *Payroll Tax Rebate (Apprentices, Trainees and Youth Employees) Act 2017* is referred to as the Principal Act.
- Clause 8 Amends section 3 of the Principal Act (Interpretation) by amending the definition of “eligible period” by:
- a) omitting from paragraph (b)(ii) “inclusive” and substituting “inclusive; or”;
 - b) inserting paragraph (ab) “in relation to an apprentice who is an eligible employee, and in addition to any other period specified in this definition, the period commencing on 1 July 2025 and ending on 30 June 2026 inclusive”.
- This allows for the Payroll Tax Rebate Scheme to be extended for a further year to 30 June 2026 for apprentices.
- Clause 9 Amends section 29 of the principal act by amending the date of which this Act is repealed by omitting “30 June 2028” and substituting “30 June 2026”.