

# Guideline

## First Home Buyer Duty Concession – Vacant Land

### Background

Effective from 20 May 2004 the Tasmanian Government introduced a First Home Buyer's Duty Concession (concession) for the purchase of established dwellings and vacant land where that land was purchased for the purpose of building a first home.

This guideline deals with the concession as it relates to the purchase of vacant land. If you have purchased an established dwelling please refer to the Public Guideline "First Home Buyer Duty Concession – Established Dwelling".

### Eligibility

To be eligible for the concession the dutiable value of the property for which you received the FHOG must not be more than \$175,000 and you must:

- have received a first home owner grant (FHOG) under section 7 of the *First Home Owner Grant Act 2000* (the FHOG Act) for a transaction that is eligible under section 13(1)(b) or section 13(1)(c) of the FHOG Act relating to the construction of a home under a building contract or as an owner builder; and
- have entered into the Agreement for Sale of the land on or after 20 May 2004; and
- construct a home on the property within two years from the date of the contract; and
- submit a refund application, which is received by this Office no later than three months after completion of the home (see application form).\*

### Amount of Duty Concession

The concession is capped at a maximum of \$2 400.

That is, if the duty payable on the purchase of the land was less than \$2 400 the concession will equal the duty payable and you will be entitled to a full refund of the amount of duty paid.

However, if the duty was more than \$2 400, your refund will be limited to \$2 400.

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\* The refund application form is available from the SRO website [www.sro.tas.gov.au](http://www.sro.tas.gov.au) and may be lodged with this Office when payment of the FHOG has been received.

## Claiming the concession

As this concession is not available until such time as the FHOG has been paid, duty must be paid on the initial transfer of the land and a refund applied for after the grant has been paid.

### Direct Enquiries:

Telephone: (03) 6233 2927 If you are a Tas subscriber  
outside the 62 area call 1800 001 388

Facsimile: (03) 6234 3357

E-mail: [taxhelp@treasury.tas.gov.au](mailto:taxhelp@treasury.tas.gov.au)

Internet: [www.sro.tas.gov.au](http://www.sro.tas.gov.au)

### By Correspondence:

The Commissioner of State Revenue, State Revenue Office  
GPO Box 1374, HOBART, Tas 7001

**In Person:** 3rd Floor, 80 Elizabeth Street, Hobart, TAS  
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