



New South Wales

Land Tax (Build-to-Rent Concessions) Amendment Bill 2025

Explanatory note

This explanatory note relates to this Bill as introduced into Parliament.

Overview of Bill

The objects of this Bill are—

- (a) to amend the *Land Tax Management Act 1956* to—
 - (i) establish a new ongoing land tax concession scheme for owners of certain new build-to-rent properties (the ***new ongoing BTR concession scheme***), and
 - (ii) preserve the existing time limited land tax concession scheme for owners of certain build-to-rent properties (the ***existing time limited BTR concession scheme***), and
- (b) to amend the *Duties Act 1997* and the *Land Tax Act 1956* to—
 - (i) provide for the refund of surcharge purchaser duty and surcharge land tax in relation to land on which new build-to-rent developments are constructed and in relation to which the land owner is eligible for land tax concessions under the new ongoing BTR concession scheme, and
 - (ii) preserve the existing entitlement to the refund of surcharge purchaser duty and surcharge land tax in relation to land on which build-to-rent developments are constructed and in relation to which the land owner is eligible for land tax concessions under the existing time limited BTR concession scheme.

Outline of provisions

Clause 1 sets out the name, also called the short title, of the proposed Act.

Clause 2 provides for the commencement of the proposed Act on the date of assent to the proposed Act.

Schedule 1 Amendment of Duties Act 1997 No 123

Schedule 1 amends the *Duties Act 1997*, section 104ZJB to provide for the refund of surcharge purchaser duty in relation to land on which new build-to-rent developments are constructed and in relation to which the land owner is eligible for land tax concessions under the new ongoing BTR concession scheme.

Schedule 2 Amendment of Land Tax Act 1956 No 27

Schedule 2 amends the *Land Tax Act 1997*, section 5CA to provide for the refund of surcharge land tax in relation to land on which new build-to-rent developments are constructed and in relation to which the land owner is eligible for land tax concessions under the new ongoing BTR concession scheme.

Schedule 3 Amendment of Land Tax Management Act 1956 No 26

Schedule 3[1] makes a consequential amendment to the *Land Tax Management Act 1956*, section 9E to reflect that the existing land tax concession scheme for owners of certain build-to-rent properties under that section is time limited.

Schedule 3[2] inserts proposed section 9F to establish the new ongoing BTR concession scheme, under which the land value of a parcel of land is to be reduced by 50% if there is a building on the land that is being used and occupied for a build-to-rent property in accordance with guidelines approved by the Treasurer. In particular, the proposed section provides for—

- (a) the eligibility requirements for the scheme, and
- (b) circumstances in which the scheme is to be proportionately reduced or ceases to apply, and
- (c) the application of both the existing time limited BTR concession scheme and the new ongoing BTR concession scheme to land, and
- (d) the policies that must and may be included in the Treasurer's guidelines.



New South Wales

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This PUBLIC BILL, originated in the LEGISLATIVE ASSEMBLY and, having this day passed, is now ready for presentation to the LEGISLATIVE COUNCIL for its concurrence.

Legislative Assembly

Clerk of the Legislative Assembly



New South Wales

Land Tax (Build-to-Rent Concessions) Amendment Bill 2025

No , 2025

A Bill for

An Act to amend the *Duties Act 1997*, the *Land Tax Act 1956* and the *Land Tax Management Act 1956* for particular purposes relating to concessions for land tax, surcharge land tax and surcharge purchaser duties for land being used for build-to-rent properties.

The LEGISLATIVE COUNCIL has this day agreed to this Bill with/without amendment.

Legislative Council

Clerk of the Parliaments

Tabling copy

The Legislature of New South Wales enacts—	1
1 Name of Act	2
This Act is the <i>Land Tax (Build-to-Rent Concessions) Amendment Act 2025</i> .	3
2 Commencement	4
This Act commences on the date of assent to this Act.	5

Schedule 1	Amendment of Duties Act 1997 No 123	1
[1] Section 104ZJB Exemption for certain build-to-rent properties transferred to foreign persons		2
Insert “or 9F” after “section 9E” in section 104ZJB(1)(b).		3
		4
[2] Section 104ZJB(1)(c)		5
Omit “that section”. Insert instead “the relevant section”.		6
[3] Section 104ZJB(8)		7
Insert “or 9F” after “section 9E”.		8

Schedule 2	Amendment of Land Tax Act 1956 No 27	1
[1] Section 5CA Surcharge land tax—build-to-rent properties owned by foreign persons		2
Omit section 5CA(1). Insert instead—		3
(1) An Australian corporation is entitled to a refund of an amount of surcharge land tax paid by the corporation in relation to residential land owned by the corporation at midnight on 31 December in a year (the <i>taxing date</i>) during the relevant concession period if the Chief Commissioner is satisfied that—		4
(a) a building that is taken to be a build-to-rent property under the Principal Act, section 9E or 9F has been constructed on the land by the corporation or a related body corporate, whether before or after the taxing date, and		5
(b) the corporation is entitled under the relevant section of the Principal Act to a reduction in land value.		6
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[2] Section 5CA(10)		14
Insert in alphabetical order—		15
<i>relevant concession period</i> means—		16
(a) if the corporation is entitled to the reduction in land value under the Principal Act, section 9E—the period commencing at midnight on 31 December 2020 and ending at midnight on 31 December 2039, or		17
(b) if the corporation is entitled to the reduction in land value under the Principal Act, section 9F—the period commencing at midnight on 31 December 2020 and ending at midnight on 31 December in the year the corporation ceases to be eligible for the reduction in land value under that section.		18
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Schedule 3 Amendment of Land Tax Management Act 1956 No 26

[1] Section 9E, heading

Omit “**properties**”. Insert instead “**properties—time limited**”.

[2] Section 9F

Insert after section 9E—

9F Reduction in land value for certain build-to-rent properties—general

- (1) This section applies in relation to land owned by a person at midnight on 31 December in any year after 2024.
- (2) For the purpose of assessing land tax payable by the owner of the land, the land value of a parcel of land is to be reduced by 50% if—
 - (a) a building is situated on the parcel of land, and
 - (b) construction of the building commenced on or after 1 July 2020, and
 - (c) the Chief Commissioner is satisfied that—
 - (i) the building is being used and occupied for a build-to-rent property in accordance with guidelines approved by the Treasurer for this section (the *Treasurer’s guidelines*), and
 - (ii) the building has not, at any time, been used and occupied for a purpose other than for a build-to-rent property in accordance with the Treasurer’s guidelines, and
 - (d) a reduction in land value under section 9E has not occurred in relation to the parcel of land in connection with the building in any year, and
 - (e) an application for the reduction is made in accordance with this section.
- (3) If the Chief Commissioner is satisfied that only part of the parcel of land, or only part of a building on the parcel of land, is being used and occupied for a build-to-rent property under this section, the reduction in land value under subsection (2) must be proportionately decreased in accordance with the Treasurer’s guidelines.
- (4) For section 9E(7) and subsections (2)(d) and (3), section 9E and this section may, subject to this Act, apply to the same parcel of land at the same time so long as 1 section applies only to 1 part of the parcel of land and the other section applies only to another part of the parcel of land.
- (5) This section does not apply to an owner of land in relation to a tax year unless—
 - (a) the owner applies to the Chief Commissioner for the reduction in the form approved by the Chief Commissioner, and
 - (b) the owner gives the Chief Commissioner any evidence requested by the Chief Commissioner to enable the Chief Commissioner to determine whether the owner is entitled to the reduction.
- (6) Without limiting the other ways in which this section may cease to apply to a person, this section ceases to apply if the person breaches an undertaking given by the person in circumstances referred to in subsection (11)(b)(ii).
- (7) If, within the period of 15 years after subsection (2) first applied to reduce the land value of a parcel of land, the parcel of land is subdivided or the ownership of the parcel of land is otherwise divided—

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- (a) a person whose liability to pay land tax in relation to the parcel of land has been assessed in accordance with this section must, within 1 month, inform the Chief Commissioner of the date on which the parcel of land was subdivided or the ownership of the parcel of land was otherwise divided, and
 - (b) liability for land tax in relation to the following years is to be reassessed as if subsection (2) had not applied to the person—
 - (i) the year in which the parcel of land is subdivided or the ownership of the parcel of land is otherwise divided,
 - (ii) each preceding year in which a person's liability to pay land tax was assessed in accordance with this section, but not more than 15 preceding years, and
 - (c) the subdivision or division of ownership is taken to be a tax default for the *Taxation Administration Act 1996*, Part 5.
 - (8) Subsection (7)(b) and (c) do not apply in relation to—
 - (a) a parcel of land that is subdivided if the part of the parcel of land that is subject to the reduction in land value under this section is not subdivided, or
 - (b) a parcel of land the ownership of which is otherwise divided if the ownership of the part of the parcel of land that is subject to the reduction in land value under this section is not divided.
 - (9) For the *Taxation Administration Act 1996*, section 9(3)(c), a reassessment under subsection (7)(b) is authorised to be made more than 5 years after the initial assessment.
 - (10) A reassessment under the *Taxation Administration Act 1996*, section 9 is not a relevant land tax assessment for the *Valuation of Land Act 1916*, section 35(1)(b) if the reassessment is based on the same land value or average value on which the original land tax assessment was based before the reduction was made under subsection (2).
 - (11) The Treasurer's guidelines—
 - (a) must include policies to promote the development of new affordable housing and social housing in build-to-rent properties, and
 - (b) may include provisions in relation to the following—
 - (i) the circumstances in which a building is taken to be a build-to-rent property, including in relation to the following—
 - (A) the planning or development standards that must be complied with,
 - (B) the minimum lease conditions that must be offered to tenants of the build-to-rent property,
 - (C) the minimum scale of a building to qualify as a build-to-rent property,
 - (D) the nature of the ownership and management of the building and the land on which the building is situated,
 - (ii) the circumstances in which the applicant is required to give an undertaking to not subdivide the land or otherwise divide the ownership of the land,
 - (iii) other matters relating to build-to-rent properties and the land on which build-to-rent properties are situated as the Treasurer determines appropriate, and

- (c) may—
 - (i) apply generally or be limited in application by reference to specified exceptions or factors, or
 - (ii) apply differently according to different factors of a specified kind, or
 - (iii) do both.
- (12) In this section—
 - affordable housing** has the same meaning as in the *Environmental Planning and Assessment Act 1979*.
 - social housing** means residential accommodation provided by a social housing provider within the meaning of the *Residential Tenancies Act 2010*.