



New South Wales

# State Revenue and Other Legislation Amendment (Budget Measures) Bill 2017

## Explanatory note

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

This Bill is cognate with the *Appropriation Bill 2017*.

## Overview of Bill

The object of this Bill is to amend State revenue and other legislation in connection with the State budget for the 2017-2018 financial year as follows:

- (a) the *Duties Act 1997* is amended:
  - (i) to make further provision with respect to the duty exemption and concession scheme for first home buyers (including by increasing the cap on property value for acquisitions eligible under the scheme, extending eligibility to certain joint purchasers under shared equity arrangements and removing a limitation restricting the scheme to new homes), and
  - (ii) to make further provision with respect to duty charged on certain residential land transactions involving foreign persons (including by increasing, from 4% to 8%, the rate of surcharge purchaser duty payable on those transactions and providing for an exemption from, or refund of, surcharge purchaser duty in certain circumstances), and
  - (iii) to limit a provision enabling a purchaser to defer liability for duty on an agreement for the sale of land “off the plan” to purchasers who intend to use and occupy the residence as a principal place of residence for a continuous period of at least 6 months, and
  - (iv) to abolish duty on lenders mortgage insurance, crop insurance and livestock insurance, and to abolish duty for small businesses on commercial vehicle insurance, commercial aviation insurance and occupational indemnity insurance,

- (b) the *First Home Owner Grant (New Homes) Act 2000* is amended to reduce (from \$750,000 to \$600,000) the first home owner grant cap for a contract to purchase a new home,
- (c) the *Land Tax Act 1956* is amended to make further provision with respect to land tax levied on residential land owned by foreign persons (including by increasing, from 0.75% to 2%, the rate of surcharge land tax payable on the land, and providing for an exemption from, or refund of, surcharge land tax in certain circumstances),
- (d) the *Land Tax Management Act 1956* is amended to extend the principal place of residence exemption to land used and occupied by an owner under certain shared equity arrangements,
- (e) the *Government Sector Employment Act 2013* is amended to establish the UrbanGrowth NSW Development Corporation Staff Agency as a Public Service executive agency related to the Department of Premier and Cabinet,
- (f) the *Growth Centres (Development Corporations) Act 1974* is amended:
  - (i) to make provision with respect to the transfer of Landcom staff, assets, rights and liabilities to the development corporations constituted under that Act and the Department of Planning and Environment, and
  - (ii) to add 2 new areas of land to the UrbanGrowth NSW Development Corporation growth centre,
- (g) the *Education Act 1990* is amended to enable the State to recover or assign to the Commonwealth a debt owed by the State to the Commonwealth in relation to financial assistance provided by the Commonwealth to a non-government school,
- (h) the *Greater Sydney Commission Act 2015* is amended to remove the provision that a District Commissioner of the Greater Sydney Commission is to be a State member and chairperson of a Sydney planning panel,
- (i) to make other minor or consequential amendments to those Acts.

## 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.

**Clause 3** provides that explanatory notes in the Schedules do not form part of the proposed Act.

**Schedules 1–7** make the amendments outlined in the Overview. The amendments are explained in detail in the explanatory notes set out in the Schedules.