

Fact sheet

First home buyers ACT

First Home Owner Grant (FHOG)

The First Home Owner Grant is no longer available in the ACT for applicants who enter into a transaction with a commencement date on or after 1 July 2019 (i.e. the date you exchange contracts or the day foundations start being laid).

Home Buyer Concession Scheme

The FHOG has been replaced by the Home Buyer Concession Scheme, which will allow eligible buyers to pay no duty on their home purchase.

Who is eligible?

To be eligible to pay no duty:

- all purchasers must be at least 18 years of age. Purchasers and their partners* must not have owned any other property in the last two years. At least one buyer must live in the home for at least one year, starting within 12 months of settlement or completion of construction.
- total gross income of all home buyers and their partners must be less than or equal to the thresholds below:

No. of dependent children	Total gross income threshold
0	\$ 160,000
1	\$ 163,000
2	\$ 166,000
3	\$ 169,990
4	\$ 173,320
5 or more	\$ 176,650

What properties are eligible?

Unlike the previous concession scheme (valid on or prior to 30 June 2019), all properties in the ACT are eligible for this scheme, regardless of price, including new and established homes and vacant residential land.

*including spouse, de facto partner or civil union partner.

How do I apply?

If you're eligible to claim the duty concession, you will need to reference the concession code number on the Buyer Verification Declaration before you register the title transfer with Access Canberra in Dickson.

Important information

The information contained in this fact sheet is correct as at 27/10/20 and is intended to be of a general nature only. It has been prepared without taking into account any person's objectives, financial situation or needs. Before acting on this information, you should consider whether it is appropriate for you.

You can contact the State Revenue Office or visit www.revenue.act.gov.au for full details of the scheme.