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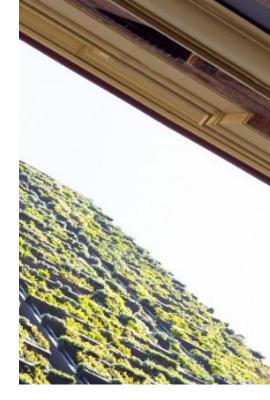
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Australian Stamp Duty & Land Tax Maps 1 August 2025



This publication is a general summary of the law as at 1 August 2025.

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Australian Stamp Duty Rates and Thresholds*

* The rates provided are the highest effective rates. Thresholds and lower rates of duty apply for lower value properties.



Northern Territory

Asset Transactions * Max. duty rate | 5.95%

Land holder threshold

Land value threshold | \$500,000

Max. duty rate | 5.95%

Western Australia

Asset Transactions *

Max. duty rate | 5.15%

Land holder threshold

Land value threshold | \$2,000,000

Max. duty rate | 5.15%

Additional 7% surcharge applies to foreign purchasers of residential property (including listed landholder acquisitions)

South Australia

Applies to "residential" and "primary production" land only

Asset Transactions *

Max. duty rate | 5.5%

Land holder threshold

Land value threshold | Nil (i.e. any interest in land)

Max. duty rate | 5.5% (0.55% listed)

Additional 7% surcharge applies to foreign purchasers of residential property (including listed landholder acquisitions)

Duty rates and thresholds as at 1 August 2025

Victoria

Asset Transactions *

Max. duty rate | 6.5%

Land value threshold | \$1,000,000

Max. duty rate | 6.5% (0.65% listed)

Additional 8% surcharge applies to foreign purchasers of residential property (including listed landholder acquisitions)

Windfall Gains Tax - From 1 July 2023

For land that is rezoned and results in a taxable value uplift of:

- more than \$100,000 but less than \$500,000 a marginal rate of 62.5% applies
- \$500,000 or more a tax rate of 50% applies to the total uplift

Commercial & Industrial Property Tax – From 1 July 2024

Calculated on the unimproved land value at a rate of:

- 1% commercial and industrial property / eligible student accommodation
- 0.5% BTR land

Tasmania

Asset Transactions *

Max. duty rate | 4.5%

Land holder threshold

Land value threshold | \$500,000 Max. duty rate | 4.5% (0.45% listed)

Additional 8% surcharge applies to foreign purchasers of residential property; 1.5% surcharge applies to foreign purchasers of primary production property (including listed landholder acquisitions) (excludes commercial residential properties)

Queensland

Asset Transactions '

Max. duty rate | 5.75%

Land holder threshold

Land value threshold | \$2,000,000

Max duty rate | 5.75% (0.575% listed)

Unit Trust Transactions

Trust "look through" duty | Yes

Max. duty rate | 5.75%

Additional 8% surcharge applies to foreign purchasers of residential property (concessional 0.8% for listed landholder acquisitions)

New South Wales

Asset Transactions *

Max. duty rate | 5.5%

Land holder threshold

Land value threshold | \$2,000,000

Max. duty rate | 5.5%

Premium rate of 7% applies to the transfer of residential property if the value exceeds \$3,721,000

Additional 9% surcharge applies to foreign purchasers of residential property (no surcharge on listed landholder acquisitions)

Australian Capital Territory

Asset Transactions *

Max. duty rate | 5% commercial (where land value over \$2,000,000) or Nil (where land value under \$2,000,000 but lodgement still required)

Land holder threshold

Land value threshold | Nil (i.e. any interest in land)

Max. duty rate \mid 5% commercial (where land value over \$2,000,000) or Nil (where land value under \$2,000,000 and lodgement not required)

Different rates apply to non-commercial conveyances (e.g. residential, primary production and home business properties)

Australian Land Tax Rates and Taxing Dates*

* The rates provided are the highest effective rates. Thresholds and lower rates of tax apply for lower value properties. Other levies and payments can apply to the holding of property and development of land.



Northern Territory

Land tax is not levied in the Northern Territory.

Western Australia

General Land Tax Rate *

Max. rate | 2.67%

Surcharge Land Tax Rate

Not imposed at this stage

Taxing Date

Midnight on 30 June in each year

Metropolitan Region Improvement Tax Rate

0.14% | In addition to land tax for property located in the metropolitan area

South Australia

General Land Tax Rate *

Max. rate | 2.4%

Trust Surcharge Land Tax Rate

Max. rate | 2.4%

Surcharge on land owned in trusts where the interests of trust beneficiaries are not disclosed or cannot be identified (excluding listed or widely held trusts)

Taxing Date

Midnight on 30 June in each year

Land Tax rates and taxing dates as at 1 August 2025

Victoria

General Land Tax Rate *

Max. rate | 2.65%

Absentee Owner (Surcharge) Rate

An additional 4% applies to all land owned by absentee owners

Vacant Residential Land Tax Rate ** | ***

An additional 1% applies to all residential land across Victoria left vacant for more than 6 months in a calendar

** This is in addition to the Federal Government's Residential Vacancy Fee for residential properties left vacant for at least 6 months per year.

COVID-19 Debt Levy - From 1 January 2024 for 10 years

Landholdings value between \$50,000 - \$100,000 - \$500 fixed charge

Landholdings value between \$100,000 - \$300,000 - \$975 fixed charge

Landholdings value over \$300,000 - \$975 plus increased land tax rate of 0.1% (included in max rate of 2.65% above)

Taxing Date

Midnight on 31 December each year

Tasmania

General Land Tax Rate *

Max. rate | 1.5%

Surcharge Land Tax Rate

An additional 2% applies to all residential land owned by foreign persons (other than principal place of residence)

Taxing Date

Midnight on 1 July in each year

Queensland

General Land Tax Rate *

Max. rate | 2.75%

Surcharge Land Tax Rate

An additional 3% applies to all taxable land owned by absentee individuals, foreign corporations and trustees of foreign trusts

Taxing Date

Midnight on 30 June in each year

New South Wales

General Land Tax Rate *

Max. rate | 1.6% over the general threshold of \$1,075,000 and up to the premium threshold of \$6,571,000

Max. rate | 2% for high value properties over the premium threshold of \$6.571,000

From the 2025 land tax year the tax-free threshold (\$1,075,000) and premium rate threshold (\$6,571,000) for land tax will be frozen at the 2024 levels and will no longer be indexed annually in line with property price changes, but will be subject to periodic review.

Surcharge Land Tax Rate

An additional 5% applies to all residential land owned by foreign persons.

Taxing Date

Midnight on 31 December each year

Australian Capital Territory

General Land Tax Rate *

Max. rate | Fixed charge of \$1,693 plus valuation charge up to 1.26% on 5 year average unimproved value

Applies to all rateable land that is residential land that is not exempt. Not commercial properties

Surcharge Land Tax Rate

An additional 0.75% applies to all residential land owned by foreign persons (other than principal place of residence)

Taxing Date

Midnight on 1 July, 1 October, 1 January and 1 April in each year Council Rates

Max. rate | Fixed charge of \$3,605 plus valuation charge of up to 5.9670% on 5 year average unimproved value (commercial properties) (lower rates apply for residential and rural land)

*** From 1 January 2025, vacant residential land tax (**VRLT**) applies to residential land across all of Victoria if the land is vacant for more than 6 months in the preceding calendar year and a new progressive rate of VRLT will apply to non-exempt vacant residential land based on the number of consecutive tax years the land has been liable for VRLT (1% for the first year | 2% for the second consecutive year | 3% for the third consecutive year). In addition, from 1 January 2026, VRLT will apply to all unimproved residential land in metropolitan Melbourne that has remained undeveloped for at least 5 years and is capable of residential development.