

# Land Tax 2011

## A guide to Land Tax in NSW

### *What is Land Tax?*

Land tax is a tax levied on the owners of land in NSW as at midnight on the 31<sup>st</sup> of December of each year. In general, your principal place of residence (your home) or land used for primary production (a farm) is exempt from land tax. You may be liable for land tax if you own or part-own:

- Vacant land, including vacant rural land
- Land where a house, residential unit or flat has been built
- A holiday home
- Investment properties
- Company title units
- Residential, commercial or industrial units, including car spaces
- Commercial properties, including factories, ships and warehouses
- Land leased from state or local government

### *Land Tax 2011 – Rates and Thresholds*

**The land tax threshold for 2011 is \$387,000.** Land tax is calculated on the combined value of all the taxable land you own. Your land tax assessment is calculated on the combined value of all the taxable land you own above the threshold. **The rate of tax is \$100 plus 1.6 per cent of the land value between the threshold and the premium rate threshold.**

If land is owned by a trustee of a special trust, or is owned by a company classified under Section 29 of the land tax legislation as a non-concessional company, the land tax threshold does not apply and land tax will be charged at a flat rate of 1.6 per cent of the taxable value. A premium land tax marginal rate of 2% applies on the total taxable land value above the premium threshold (\$2,366,000).

Land Tax Rates	
Value of Land	Land Tax
Threshold: Up to \$387,000	Not applicable
\$400,000	\$308
\$450,000	\$1,108
\$500,000	\$1,908
\$550,000	\$2,708
\$600,000	\$3,508
\$700,000	\$5,108
\$800,000	\$6,708
\$900,000	\$8,308
\$1,000,000	\$9,908
Premium Threshold: \$2,366,000	\$31,764

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