

# Stamp Duty Explained

## A guide to Stamp Duty in NSW

### ***What is Stamp Duty?***

Stamp Duty is a State Government tax payable on various dutiable transactions, including the transfer of property. Stamp duty application and rates vary depending on the State and Territory.

### ***When is Stamp Duty paid?***

You must pay contract stamp duty on the purchase price of the property (or valuation in certain circumstances). Duty must be paid within three months of the date of exchanging contracts, unless buying 'off the plan'. If purchased off the plan, then the duty is payable within 3 months of:

- Completing the agreement
- Assigning the whole, or any part, of the buyer's interest under the agreement
- 12-month expiry after the agreement date

(Whichever occurs first)

### ***How much Stamp Duty do you need to pay?***

<b>Contract Stamp Duty Scale</b>	
<b>Property Price</b>	<b>Stamp Duty Payable</b>
\$0 - \$14,000	\$1.25 for every \$100, with a minimum of \$10
\$14,001 - \$30,000	\$175 plus \$1.50 for every \$100 over \$14,000
\$30,001 - \$80,000	\$415 plus \$1.75 for every \$100 over \$30,000
Over \$80,000	\$1,290 plus \$3.50 for every \$100 over \$80,000
Over \$300,000	\$8,990 plus \$4.50 for every \$100 over \$300,000
Over \$1,000,000	\$40,490 plus \$5.50 for every \$100 over \$1,000,000
Over \$3,000,000	\$150,490 plus \$7.00 for every \$100 over \$3,000,000

Whilst GST is not payable on Stamp Duty, if a property is purchased which has a GST component to it, then Stamp Duty is calculated in the GST-inclusive amount.

### ***Are you eligible for a Stamp Duty exemption or rebate?***

Prior to January 1<sup>st</sup>, 2012, First home buyers in NSW do not have to pay any stamp duty on a property purchase below \$500,000, with concessions also available up to \$600,000. From the beginning of 2012, this program will be replaced by the First Home - New Home Scheme. Under this program, stamp duty concessions will only be available to first homebuyers who purchase a brand new home or vacant land intended to be used as the site for a first home. For more information visit [www.osr.nsw.gov.au](http://www.osr.nsw.gov.au)

The First Home Owner Grant (FHOG) of \$7000 is still available up to a purchase price of \$835,000.

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