

Document Class: MORTGAGE
Document Name: Discharge of Mortgage / Encumbrance
Document Code: DM

Introduction

This guide note explains how stamp duty is calculated on a Discharge of a Mortgage or a Discharge of an Encumbrance.

What *documents* can I stamp under this document heading?

The document can be in the form of:

- a LTO Form D1 (or D2) – Discharge of Mortgage;
- a LTO Form D3– Discharge of Encumbrance; or
- a LTO Form RTC – Application to Deposit a Plan of Division.

What types of *transactions* can I stamp under this document heading?

A discharge of mortgage is deemed **suitable** for self-stamping under this document heading where:

- the document effects a discharge or partial discharge of a mortgage or encumbrance over land or an interest in land.

What stamp duty is payable on this document?

Exempt.

What evidence do I need to retain for audit purposes?

For audit purposes, you will need to retain the following documentation:

- a copy of the stamped document.

What section of the SD Act applies?

Schedule 2, Clause 16, Exemption 27.