

# Understanding your new Land Tax Assessment

Go paperless [revenuesa.sa.gov.au/emailbilling](https://revenuesa.sa.gov.au/emailbilling)

The top of your Land Tax Assessment will show **'Land Held On Trust'** if you are trustee of land held on trust, or **'Corporate Group'** if you are receiving the Assessment as a Related Corporation. See page 2 for more information on Related Corporate Groups.

If more than one owner, you may see the abbreviation ANR for 'another owner' or ORS for 'other owners'.

A **list of all the owners**. If the land is owned jointly with others, all the owners will be listed.

Your **BPAY details** are on the front of your bill. Other ways to pay can be found on page 2.

Use your **ownership number** if you email or call us about your land tax.

Choose to **pay in full or by quarterly instalments**.

The **land tax for each property**, before any deductions or arrears are included.

**Arrears** from previous assessments, including deferred amounts due to COVID-19.

## Land you own

If you own the land with another or others, or if you are a beneficiary or unitholder of land held on trust, or if you own land as part of a corporate group, your share of the land (as a percentage) and the titled owner(s) of the land will be displayed under the property location information.

## Statement of land held as at midnight 30 June 2020

JURISDICTION NUMBER PROPERTY LOCATION	TAXABLE SITE VALUE	LAND TAX ASSESSMENT	DEDUCTIONS	LAND TAX PAYABLE 2020-2021	ARREARS	PAYMENTS	LAND TAX BALANCE
1234567896 23 HOLIDAY RD PARKSIDE, SA 5063 LT 1756	\$300,000	\$1,866.71	\$0.00	\$1,866.71	\$272.50	\$0.00	\$2,139.21
1234567897 9 SECOND WALK BROADVIEW, SA 5063 LT 120 Your 50.00% share in Joint Ownership 27654321- WX & A Z THURSDAY	PPR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1234567898 523 GATO RIDGE BLACKFOREST, SA 5036 LT 220 Your 50.00% share in Joint Ownership 27654321- WX & A Z THURSDAY	\$375,000	\$1,399.29	\$261.25	\$548.04	\$0.00	\$0.00	\$548.04
<b>TOTALS</b>	<b>\$875,000</b>	<b>\$3,265.00</b>	<b>\$851.25</b>	<b>\$2,413.75</b>	<b>\$272.50</b>	<b>\$0.00</b>	<b>\$2,686.25</b>

Note: Only your share of the site value of each property is shown. The total land tax is apportioned to each property in the ratio of the taxable site value to the total taxable site value for your assessment.

The **site value** of your land. If your land is exempt, a code will be displayed. See the Explanation of codes box below.

Any **deductions** to offset land tax in another ownership on the same land.

Your **total land tax**.

### Penalties for failing to notify of omissions and errors

You must ensure that the information contained in your land tax assessment is correct to avoid penalties. If any land you own is omitted from this assessment or is incorrectly specified as exempt, you must notify RevenueSA by the due date on this assessment. If you have not already, you must also notify RevenueSA if you hold land as trustee for a trust. Penalties may apply if you do not make a required notification. You can request an amendment to your assessment or notify us of changes by visiting [revenuesa.sa.gov.au](https://revenuesa.sa.gov.au).

### Explanation of codes

PPR - Property is exempt as principal place of residence.

For further information visit [revenuesa.sa.gov.au](https://revenuesa.sa.gov.au)



More information about the changes to land tax can be found over the page and at [revenuesa.sa.gov.au/landtax](https://revenuesa.sa.gov.au/landtax)



[www.revenuesa.sa.gov.au/landtax](https://www.revenuesa.sa.gov.au/landtax)  
[landtax@sa.gov.au](mailto:landtax@sa.gov.au)  
 (08) 8226 3750 (option 2)  
 GPO Box 1647, Adelaide, SA 5001



# 2020-21 land tax information

More details about the land tax changes can be found at [revenuesa.sa.gov.au/landtax](http://revenuesa.sa.gov.au/landtax)

## What rates are used to calculate land tax?



You can find the 2020-21 land tax rates at [www.revenuesa.sa.gov.au/landtax](http://www.revenuesa.sa.gov.au/landtax)

The rates and thresholds in 2020-21 are different for land held on trust. See the website for information.

## How are corporate groups billed for land tax?



Where corporations are related, all the land that the corporations own is grouped together and assessed for land tax as though all the land is owned by one corporation (other than land held by a corporation as trustee of a trust).

The Land Tax Assessment is sent to the Corporation Group Head.

Other corporations within the group may also be able to access the Assessment online. See our website for details.

## Why have I received a Land Tax Assessment?



The use, site value and ownership of land each year at 30 June determines your land tax payable. If the combined site value of your taxable land is over the \$450,000 threshold (or \$25,000 for land held on trust), you are likely to receive a Land Tax Assessment.

Changes to the way land held in different ownerships is grouped for assessment, starting in the 2020-21 financial year, may mean you receive a Land Tax Assessment where you might not have received one before.

## My Land Tax Assessment shows land I own with others - have I been taxed twice?



No, if you own land jointly with other people, you may see the property appear on two Land Tax Assessments (the joint ownership and your individual ownership), but you have not been taxed twice.

Taxable land you own with others will be assessed in the joint ownership and an Assessment\* may be issued to the joint owners.

Your share in the land will also be assessed along with any taxable land you own or partly own and a deduction of your share of the land tax paid in the joint ownership will apply. An Assessment\* may be issued to your individual ownership which will show all land that you own or partly own.

\*An Assessment will only be issued when the combined site value is above \$450,000, or above \$25,000 for land held on trust.

## Why does my home show on my Assessment?



All property you own is shown on the *Statement of land held* in your Land Tax Assessment.

If a land tax exemption is in place, you'll see a code in the 'site value' column beside the property details, showing the exemption code.

## What relief is available if my land tax has increased?



If your 2020-21 land tax has increased by between \$2,500 and \$102,500 compared to your 2019-20 land tax and that increase is due to the new method of aggregation, you may be eligible for land tax relief.

The increase must be due to the new method of aggregation, and not due to the introduction of new rates for trusts, purchasing additional land, an exemption from land tax no longer applying or an increase in site value.

Apply online before 31 December 2021.

See [www.revenuesa.sa.gov.au/landtax/transition-fund](http://www.revenuesa.sa.gov.au/landtax/transition-fund) for details.

## What about land that is held on trust?



From 2020-21, a lower threshold and surcharge land tax rates may apply to land held on trust. Land held on trust valued at over \$25,000 may be taxed.

The land is assessed separately from land the trustee owns outside the trust.

In certain circumstances, if the trust's beneficiary(ies) or unitholder(s) have been nominated, the land will be assessed at general land tax rates, not trust land tax rates. It will also be assessed in the individual ownerships of all of the beneficiaries or unitholders.

## What can I do if I have questions or think my Land Tax Assessment is wrong?

Information about land tax changes can be found at [www.revenuesa.sa.gov.au/landtax](http://www.revenuesa.sa.gov.au/landtax).

If you have specific questions that aren't covered there, contact us via:

online: [revenuesa.sa.gov.au/landtaxquery](http://revenuesa.sa.gov.au/landtaxquery)

email: [landtax@sa.gov.au](mailto:landtax@sa.gov.au)

call: (08) 8226 3750 (option 2)

