# Understanding your Land Tax Assessment

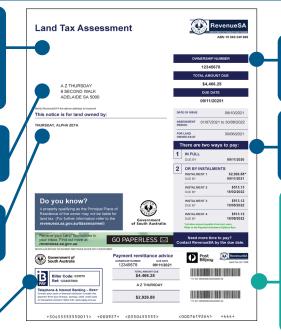
Go paperless revenuesa.sa.gov.au/emailbilling

If you are a trustee of land held on trust, the top of your Land Tax Assessment will show 'Land Held On Trust'. If you are receiving the Assessment for a group of related corporations it will show 'Corporate Group'.

If there is more than one owner, you may see the abbreviation ANR for 'another' or ORS for 'others'.

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 of your Land Tax Assessment.



Use your **ownership number** if you email or call us about this bill.

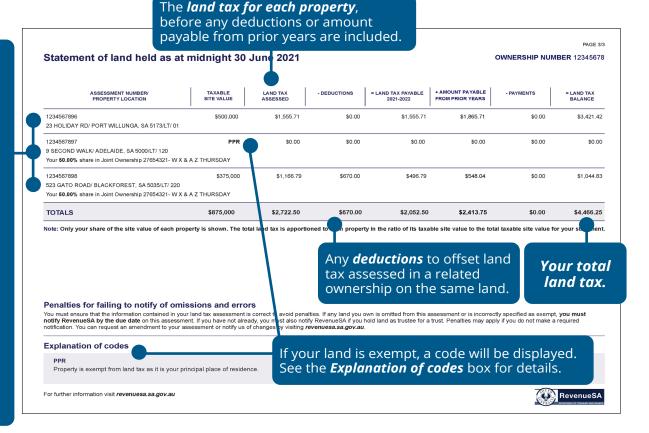
Choose to *pay in full or by quarterly instalments* or contact us for more options.

Please ensure your **payment reference number** is correct before making your payment.

Your **payment reference number** may have changed since your last assessment.

#### 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 other owner(s) of the land will be displayed under the property location information.



More information can be found over the page and at revenuesa.sa.gov.au/landtax



revenuesa.sa.gov.au/landtax landtax@sa.gov.au (08) 8226 3750 (option 2) GPO Box 1647, Adelaide, SA 5001



### 2021-22 land tax information

More details about land tax can be found at revenuesa.sa.gov.au/landtax

#### Why have I received a Land Tax Assessment?



The use, site value and ownership of land each year at midnight 30 June determines your land tax payable. If the combined site value of your **taxable land** is over the \$482,000 threshold (or \$25,000 for land held on trust), you will receive a Land Tax Assessment.

Reasons why you may have received your first Land Tax Assessment include:

- » all the land an individual or company has an interest in is now grouped for assessment
- the taxable site value of the land now exceeds the threshold
- » you have purchased additional land
- » land previously exempt from land tax no longer meets the exemption criteria
- » RevenueSA have been notified the land is held on trust
- » you have been nominated as a beneficiary or unitholder for land held on trust

## What rates are used to calculate land tax?

You can find the land tax rates at revenuesa.sa.gov.au/landtax/rates-and-thresholds



The rates and thresholds are different 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.

See revenuesa.sa.gov.au/landtax/LTExemptions

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



No, you may see 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 \$482,000, or above \$25,000 for land held on trust.

#### How are related corporations 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 one of the corporations in the corporate group. Corporations within the group can request a copy of the Land Tax Assessment.

See revenuesa.sa.gov.au/landtax/related-corporations for details.

#### What about land that is held on trust?

You must notify RevenueSA within one month of acquiring any land on trust. You also need to notify RevenueSA where a change has occurred to that trust that might affect its liability to tax.



Land held on trust may be subject to a lower threshold of \$25,000 and assessed at the trust land tax rates.

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. It may also be assessed in the individual ownerships of all of the beneficiaries or unitholders and a deduction of the share of land tax paid in the trust ownership will apply.

See *revenuesa.sa.gov.au/landtax/trusts* for more information and to access the online Trustee Notification Advice.

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

If your land tax has increased by between \$2,500 and \$102,500 compared to your 2019-20 land tax, 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, an increase in site value, or arrears (unpaid land tax from prior to and including 2019-20).

You can apply online for relief and the timeframes for applying are:

- » for increases in the 2020-21 financial year, within 4 months of receiving your Land Tax Assessment.
- for increases in the 2021-22 financial year, by 31 March 2022 (or within 4 months of receiving your Land Tax Assessment).

See revenuesa.sa.gov.au/landtax/transition-fund for details.

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

Find out more at *revenuesa.sa.gov.au/landtax* 

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

online: revenuesa.sa.gov.au/landtaxquery

email: landtax@sa.gov.au

call: (08) 8226 3750 (option 2)