

# Understanding your Land Tax Assessment

Go paperless [revenuesa.sa.gov.au/emailbilling](https://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. This number may have changed since your last assessment.

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.

The **land tax for each property**, before any deductions or amount payable from prior years are included.

## 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.

## Statement of land held as at midnight 30 June 2022

PAGE 3/3  
OWNERSHIP NUMBER 12345678

ASSESSMENT NUMBER/ PROPERTY LOCATION	TAXABLE SITE VALUE	LAND TAX ASSESSED	- DEDUCTIONS	= LAND TAX PAYABLE 2022-2023	+ AMOUNT PAYABLE FROM PRIOR YEARS	- PAYMENTS	= LAND TAX BALANCE
1234567896 23 HOLIDAY RD/ PORT WILLUNGA, SA 5173/LT/ 01	\$500,000	\$1,022.86	\$0.00	\$1,022.86	\$1,865.71	\$0.00	\$2,888.57
1234567897 9 SECOND WALK/ ADELAIDE, SA 5000/LT/ 120 Your 50.00% share in Joint Ownership 27654321- W X & A Z THURSDAY	PPR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1234567898 523 GATO ROAD/ BLACKFOREST, SA 5035/LT/ 220 Your 50.00% share in Joint Ownership 27654321- W X & A Z THURSDAY	\$375,000	\$767.14	\$670.00	\$97.14	\$548.04	\$0.00	\$645.18
<b>TOTALS</b>	<b>\$875,000</b>	<b>\$1,790.00</b>	<b>\$670.00</b>	<b>\$1,120.00</b>	<b>\$2,413.75</b>	<b>\$0.00</b>	<b>\$3,533.75</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 its taxable site value to the total taxable site value for your statement.

Any **deductions** to offset land tax assessed in a related 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 from land tax as it is your principal place of residence.

If your land is exempt, a code will be displayed. See the **Explanation of codes** box for details.

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



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



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# 2022-23 land tax information

More details about land tax can be found at [revenuesa.sa.gov.au/landtax](https://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 \$534,000 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 or acquired land, or 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

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

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, including the deduction.

\*An Assessment will only be issued when the combined site value is above \$534,000, or above \$25,000 for land held on trust.

## What about land that is held on trust?

You must notify RevenueSA within one month of acquiring any land held 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](https://revenuesa.sa.gov.au/landtax/trusts) for more information and to access the online Trust Notification Advice.

## 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](https://revenuesa.sa.gov.au/landtax/LTExemptions) for more information and how to apply.



## How are related corporations billed for land tax?

Where corporations are related, all the land that the related 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](https://revenuesa.sa.gov.au/landtax/related-corporations) for details.

## Why has my Ownership Number changed?

To implement the change in assessment methods introduced in 2020-21, some ownership numbers have changed. This includes ownership numbers commencing with the letter 'C' for corporations and the letter 'T' for some trusts ownerships.

## What rates are used to calculate land tax?



You can find the land tax rates at [revenuesa.sa.gov.au/landtax/rates-and-thresholds](https://revenuesa.sa.gov.au/landtax/rates-and-thresholds)

The rates and thresholds are different for land held on trust.

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

You may be eligible for land tax relief if your land tax has increased by between \$2,500 and \$102,500 for the:

- » 2020-21 financial year;
- » 2021-22 financial year; and/or
- » 2022-23 financial year;

compared to your 2019-20 land tax.

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.

See [revenuesa.sa.gov.au/landtax/transition-fund](https://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](https://revenuesa.sa.gov.au/landtax)

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

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

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

call: (08) 8226 3750 (option 2)

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