

If you have received a Notice of Valuation following rezoning and you are concerned about paying your rates or land tax, assistance may be available to you.

You may be able to claim rate relief from your Council (Liverpool Council or Penrith City Council) and/or land tax relief from Revenue NSW.

Rate relief may be available under s585 of the Local Government Act 1993 and land tax relief may be available under s62K of the Land Tax Management Act 1956.

Rating relief

If your land is used as a single residence or as rural land and your land has been revalued following the rezoning, (such as to Enterprise or Mixed Use), then you may be able to seek relief from paying any increase in rates and/or land tax due to receiving a higher land value.

This means that you can postpone payment of any extra rates or land tax payable.

Houses and residential property

If your land is used as a single residence you would only be charged rates or land tax on that part of your land used as your single residence and excess payments can be deferred, then written off after five years.

For example:

Maria owns a 2 hectare property for which the land value has increased from \$2 million to \$10 million following rezoning. The area Maria uses for her residence and yard is 1,000 square metres, which has a land value of \$500,000 for this use.

Maria can apply for rating relief as the land is the site of a single dwelling house. The rating relief available to Maria would mean she only pays rates and land tax on \$500,000 with the balance of \$9,500,000 deferred.

Rural property

Despite the rezoning, if your land is used for rural purposes you may be able to seek relief from paying an increase in rates and / or land tax which may instead be charged on the value for use as rural land. Any excess payments can be deferred, then written off after five years.

For example:

Joseph has a 10 hectare property and uses his land for rural purposes. The value of Joseph's land has increased to \$40,000,000 following the rezoning. Land of this size in the local area that can only be used for rural purposes has a value of \$12,000,000.

Joseph can apply for rating relief as the land is used as rural land. The rating relief available to Joseph would mean he only pays rates and land tax on \$12,000,000 with the balance of \$28,000,000 deferred.

To apply for relief

For rates relief, please contact your local council:

Liverpool Council: 1300 362 170 or find an application form at:
<https://www.liverpool.nsw.gov.au/council/rates>

Penrith City Council: (02) 4732 9676.

For land tax please contact Revenue NSW on 1300 139 816 or via the website at www.revenue.nsw.gov.au/taxes-duties-levies-royalties/land-tax/exemptions-and-concessions

Conditions

Following a successful application for relief, you will pay rates and/or land tax on this lower amount until such time as the use is changed or you sell your land.

At that time, you only pay up to the last 5 years of rates and land tax owing with any previous years written off.

Questions?

For further information please contact the Valuer General's dedicated assistance line on 1800 458 884 or Valuer General NSW on 1800 110 038 or +61 2 6332 8188 (international).