Queensland first-home stamp duty concessions | Natloans

Canonical: https://www.natloans.com.au/stamp-duty-abolished-on-new-homes-for-eligible-first-home-buyers-in-queensland-what-it-means-for-you/

Details:

Buying your first home in Queensland? We can help you work through your loan options and the government assistance that may affect your upfront costs. Eligible contracts for new homes or residential vacant land from 1 May 2025 can receive a full transfer-duty concession, with no value cap on the qualifying residential property. Your conveyancer should confirm eligibility for the exact purchase before you sign.

Here's what the rules actually say, what they don't cover, and how to think about combining this with other available support.

What the new-home duty concession covers

Transfer duty is a state government tax on property transactions. It's calculated on the dutiable value of what you're buying, and on a new home it can represent a significant upfront cost. The Queensland Revenue Office's first home (new home) concession reduces that duty to nil for eligible buyers, provided the contract is dated 1 May 2025 or later.

The concession applies to the home and its residential land. If the property includes any non-residential land — for example, a commercial portion or farming land — duty is still payable on that part. The relevant date is your contract date, not settlement, so this matters if you're buying off-the-plan with a long lead time.

A "new home" for these purposes means one that has not been previously occupied or sold as a place of residence, or a substantially renovated home meeting specific GST criteria. It does not mean any recently built property — the QRO definition is precise. A DIY renovation, for instance, would not qualify as a substantially renovated home under these rules.

Key eligibility conditions

To claim the concession, you need to meet all of the following:

You are acquiring the property as an individual (companies are not eligible, with limited trustee exceptions).

You have never held an interest in a residence anywhere in Australia or overseas — this includes jointly owned properties and properties with a mortgage over them. Leasing a property and paying rent only does not count as holding an interest.

You have never previously claimed the first home vacant land concession.

You are at least 18, unless QRO approves an exception to the age requirement.

You are paying market value.

You move in with your personal belongings and live there on a daily basis within one year of settlement. This timeframe cannot be extended.

For contracts entered into on or after 1 August 2026, you must be an Australian citizen, permanent resident or a specified foreign retiree. This condition does not apply to contracts signed before that date.

Occupation and disposal rules continue after you claim. Selling or transferring all or part of the property before moving in, or within one year afterwards, can affect the concession. Renting out the whole home during the required occupation period can also trigger reassessment. Part-renting rules differ: check QRO’s conditions and notify it if your circumstances change.

Where two people are buying together and only one qualifies, the concession applies to that person's share only. The other buyer's share is assessed separately, potentially at the full duty rate. This can produce complex calculations, and QRO's transfer duty calculator is the right tool to model your specific situation.

Buying vacant land to build on

A separate first home vacant land concession applies if you're purchasing residential vacant land on which to build your first home. For contracts from 1 May 2025, there is no value cap, and no duty is payable on qualifying residential vacant land. Any non-residential portion remains dutiable.

The eligibility criteria are similar to the new-home concession, with one important difference: you have two years from settlement (not one) to build your home, move in and live there on a daily basis. You must build only one home on the land, and there must be no building or part of a building on the land when you acquire it.

Check the ongoing occupation and disposal rules for vacant land carefully. Selling or transferring before you move in or within the following year, or renting out the entire home during the required period, can affect your entitlement. QRO says the two-year move-in deadline cannot be extended.

What about established homes?

The new-home and vacant land concessions are not the only duty relief available to first home buyers. The separate first home concession can apply to established homes. Under current QRO guidance, for eligible agreements from 9 June 2024, no duty is payable on a home valued at $700,000 or under, with a reducing concession for values up to $800,000. Above $800,000, only the general home concession applies.

If you're weighing up a new build against an established property, the duty treatment is different — but established homes aren't necessarily a worse outcome depending on price and your eligibility. Your conveyancer can calculate the actual duty position for each option.

The Queensland First Home Owner Grant

Transfer duty relief and the First Home Owner Grant are separate benefits with separate eligibility rules. According to QRO's eligibility guidance , the grant amount is $30,000 for eligible contracts signed on or after 20 November 2023, or for owner-builders whose foundations were laid on or after that date. Earlier eligible transactions attract $15,000.

The grant applies to eligible new homes with a total home-and-land value below $750,000, including variations. It is not available for established homes. The grant has its own age, residency, previous-ownership and previous-grant tests, including tests for your spouse. Prior Australian residential ownership before 1 July 2000 can disqualify you even if you never lived there; later ownership depends on whether you lived in the property. Prior grants also matter, with limited exceptions. Use QRO’s eligibility checklist for your circumstances.

The grant's residence requirements are similar to those for the duty concession, but they are assessed separately. You must move in within one year of the completed transaction and live there continuously for six months. Importantly, QRO notes you can rent the home out before moving in and retain the grant — but doing so may cause you to lose the transfer duty concession. These are not interchangeable rules.

On payment timing: if you're applying through a lender, the grant is generally paid at settlement for a new home purchase, or at first drawdown for a construction loan. QRO's guidance is explicit that it's best not to count on the grant as a deposit, because payment timing depends on how and when you apply and the type of transaction.

The Queensland Government has continued the $30,000 grant for eligible contracts from 1 July 2026 onwards. This replaces the earlier expiry dates. Confirm the rules and payment timing for your transaction with QRO or your approved agent before including the grant in your funding plan.

The federal low-deposit scheme

The Australian Government 5% Deposit Scheme — formerly the Home Guarantee Scheme — allows eligible first home buyers to purchase with a minimum 5% deposit without paying Lenders Mortgage Insurance. From 1 October 2025, the scheme removed income caps and waitlists. Single parents and legal guardians can access it with a minimum 2% deposit.

The scheme works by the government guaranteeing part of your loan to the lender. You remain responsible for all repayments and ongoing obligations. To keep the guarantee, you must continue meeting conditions including living in the property as an owner-occupier. Property price caps apply depending on location — use the tool on the scheme's website to check the cap for the area you're considering, and confirm it with a participating lender before signing anything.

Eligibility for the federal scheme does not affect your eligibility for the Queensland First Home Owner Grant, according to QRO. You cannot apply for the scheme directly — only through a participating lender as part of a home loan application.

Thinking about these incentives together

It's possible for an eligible buyer to benefit from the duty concession, the First Home Owner Grant and the federal low-deposit scheme at the same time — but each has its own criteria, and satisfying one doesn't mean you satisfy the others. The grant has a $750,000 value cap; the new-home duty concession has no value cap. The grant requires citizenship or permanent residency; the duty concession's citizenship requirement only applies to contracts from 1 August 2026 onwards.

Shared equity or other assistance programs have separate compatibility rules that you'd need to check individually.

When you're planning your budget, don't treat any unconfirmed grant or concession as cash already available. Duty relief reduces what you pay at settlement; it doesn't put money in your account beforehand. You still need to cover legal fees, inspection costs, lender fees, and a financial buffer for construction delays or variations.

Three things to work through before you commit

Get your finance position clear. Understand your actual deposit, income, expenses and total purchase costs — including what happens if construction takes longer than expected or costs vary. Pre-approval is a useful step but it's conditional, not a guarantee of the final loan or valuation.

Check each incentive separately against your situation. Map the duty concession, grant and any federal scheme requirements against the actual buyer details, property type, contract date and value. Don't

assume that because you qualify for one, you qualify for all.

Understand the contract structure. A house-and-land package with two separate contracts — one for land, one for construction — is treated differently from a single new-home contract or an off-the-plan purchase. The grant eligibility, duty concession and payment timing can all differ. Ask your conveyancer to confirm the structure before you sign.

How we can help

At Natloans, we work with a panel of banks and non-bank lenders to find home loan options suited to your circumstances. We can help you think through how the available government support interacts with your borrowing position, and help you prepare a loan application that reflects your full picture — including any grants or concessions you're planning to use.

We'll be upfront about how we're paid and what our scope covers before you proceed. Loan approval and terms depend on lender assessment, not on us — but having your finance well-prepared makes a real difference when you're ready to move.

To talk through your home loan options, call us on 1300 955 791 or email info@natloans.com.au. We can help with lending and coordinate with your conveyancer on the duty and grant checks.

Further reading

Why Keeping Your Home Loan Repayments the Same When Rates Go Down Makes Perfect Sense

What Are Offset Accounts and How Do They Work?

This article provides general information only and does not constitute legal, tax or financial advice. Eligibility for government concessions and grants depends on your individual circumstances. Confirm current rules and your eligibility with QRO and a qualified conveyancer before signing a contract.