



TASMANIA

**FIRST HOME OWNER GRANT AMENDMENT
ACT 2026**

No. 9 of 2026

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**FIRST HOME OWNER GRANT AMENDMENT
ACT 2026**

No. 9 of 2026

An Act to amend the *First Home Owner Grant Act 2000*

[Royal Assent 10 July 2026]

Be it enacted by Her Excellency the Governor of Tasmania, by and with the advice and consent of the Legislative Council and House of Assembly, in Parliament assembled, as follows:

1. Short title

This Act may be cited as the *First Home Owner Grant Amendment Act 2026*.

2. Commencement

This Act commences on 1 July 2026, but if this Act does not receive the Royal Assent by that date it is taken to have commenced on 1 July 2026.

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3. Principal Act

In this Act, the *First Home Owner Grant Act 2000** is referred to as the Principal Act.

4. Section 18 amended (Amount of grant)

Section 18(2) of the Principal Act is amended as follows:

- (a) by inserting the following paragraph after paragraph (al):
 - (am) if the first home owner grant relates to an eligible transaction that satisfies section 18M, the amount is \$20 000; or
- (b) by omitting from paragraph (b) “section 18A, 18B, 18C, 18D, 18E, 18F, 18G, 18H, 18I, 18J, 18K or 18L,” and substituting “section 18A, 18B, 18C, 18D, 18E, 18F, 18G, 18H, 18I, 18J, 18K, 18L or 18M,”.

5. Section 18M inserted

After section 18L of the Principal Act, the following section is inserted in Division 5:

18M. Conditions on increase in grant

- (1) An eligible transaction satisfies this section if –

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- (a) the commencement date of the eligible transaction is on or after 1 July 2026 but before 1 July 2027; and
 - (b) the eligible transaction is completed in accordance with section 13(5) within 24 months after the commencement date of the eligible transaction.
- (2) If satisfied that there are good reasons to do so and if a request by the applicant is made before a decision on the application has been varied or reversed under section 23, the Commissioner may extend the period referred to in subsection (1) for the eligible transaction to be completed, even though the period has expired.
- (3) Despite subsection (1), an eligible transaction does not satisfy this section if the Commissioner considers that the eligible transaction replaces a transaction, entered into before 1 July 2026, that is for the same property and that is between substantially, or that benefits substantially, the same parties.
- (4) For the avoidance of doubt, a payment of \$20 000 that –
 - (a) was made in anticipation of the *First Home Owner Grant*

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Amendment Act 2026 receiving
the Royal Assent; and

- (b) was made on or after 1 July 2026
but before the *First Home Owner
Grant Amendment Act 2026*
received the Royal Assent –

is taken to be a first home owner grant
payment, for the purposes of this Act,
made in relation to an eligible transaction
to which this section, as inserted by that
Act, applies.

- (5) If, before the *First Home Owner Grant
Amendment Act 2026* receives the Royal
Assent –
 - (a) an eligible transaction satisfies
this section; and
 - (b) a payment of \$10 000 is made
under this Act in relation to the
eligible transaction –

the Commissioner is to make an
additional payment of \$10 000 in respect
of the eligible transaction and both
payments are taken to be a single first
home owner grant payment, to which this
section applies, in relation to the eligible
transaction.

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6. Repeal of Act

This Act is repealed on the first anniversary of the day on which it commenced.

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*[Second reading presentation speech made in:–
House of Assembly on 18 June 2026
Legislative Council on 24 June 2026]*