



Brighton Council

POLICY NAME: GENERAL RATE WAIVER - FIRST HOME OWNER NEW BUILD

POLICY No: 1.10

PURPOSE:

The purpose of this policy is to support first home ownership and housing development within the municipal area by providing a temporary financial concession on the General Rate. Eligible first home owners who construct a new residence will have the General Rate waived for the first 12 months.

SCOPE:

This policy applies to newly constructed residential dwellings where the applicant is a first home owner and has received approval for the Tasmanian Government First Home Owner Grant (FHOG) scheme.

DEFINITIONS:

First Home Owner Grant (FHOG) – A grant available to first home owners who build a new residence in Tasmania.

First Home Owner – an individual who qualifies as a first home owner under the FHOG scheme and has received approval for a FHOG payment.

General Rate – the General Rate levied by Council on rateable land under the Local Government Act 1993, excluding any service charges, fees, levies, penalties or other charges.

New Residential Dwelling – a newly constructed residential dwelling that has not previously been occupied.

Service Charges – charges levied by Council for specific services such as waste management service charges and fire service rates charges

Waiver period – 12 month period from the date the property is rated as a dwelling.

POLICY:

Council will waive the **General Rate** on eligible properties for a period of 12 months from the date the property becomes rateable (date of occupancy), subject to the eligibility criteria being met.

Eligibility Criteria

To be eligible for the General Rate Waiver, all of the following criteria **must** be met:

- The property must be a newly constructed residential dwelling.
- The applicant must be a first home owner.
- The applicant must provide evidence of approval for the FHOG payment.
- The application must relate solely to the General Rate component of Council rates.
- The property must be rated as a dwelling and be issued with an occupancy certificate.

Exclusions

This policy does not apply to:

- Existing dwellings or renovations.
- Investment properties.
- Applications not supported by proof of FHOG payment approval.
- Service charges, fees, levies or any other rates other than the General Rate.

Commencement and Duration

The General Rate waiver will apply for a maximum period of 12 months from the date the property first becomes rateable as a dwelling.

Application Process

- Applicants seeking the General Rate Waiver must apply to Council's Chief Executive Officer with all supporting documentation as outlined in the 'Eligibility Criteria' section above.
- Council may request additional information where required to confirm eligibility under this policy.
- Late or retrospective applications will not be accepted unless otherwise determined by the Chief Executive Officer.
- The Chief Executive Officer will have the authority to assess and approve all applications submitted under this policy.

Change in Circumstances

Applicants must notify Council, if the following occurs during the waiver period:

- The property is sold or transferred.
- The applicant ceases to occupy the property as their principal place of residence.
- The FHOG approval is withdrawn or cancelled.

Where eligibility ceases, Council may revoke the waiver and reinstate the General Rate from the date eligibility changed.

Compliance and Review

Council reserves the right to review eligibility at any time.

If an application is found to contain false or misleading information, Council may recover any rates waived under this policy.

REFERENCES:

Local Government Act 1993

First Home Owner Grant – State Revenue Office of Tasmania

ADMINISTRATIVE DETAILS:

Policy compiled: March 2026

Adopted by Council: 17 March 2026

To be reviewed: March 2027