

Notes on Clauses

First Home Owner Grant Amendment Bill 2026

- Clause 1 This Act may be cited as the *First Home Owner Grant Amendment Act 2026*.
- Clause 2 This clause provides that this Act will commence on 1 July 2026. It further provides that, if the Act does not receive Royal Assent by that date, it will be taken to have commenced on 1 July 2026.
- Clause 3 In this Act, the *First Home Owner Grant Act 2000* is referred to as the Principal Act.
- Clause 4 This clause amends section 18(2) of the Principal Act (amount of grant) by inserting paragraph (am) to provide for a grant of \$20 000 for an eligible transaction that satisfies section 18M.
- It also amends section 18(2)(b) to add reference to the new section 18M.
- Clause 5 This clause inserts the new section 18M to provide for the conditions of the \$20 000 grant, including specifying that the grant applies to eligible transactions that are entered into on or after 1 July 2026 but before 1 July 2027. It further clarifies that the eligible transaction is to be completed within 24 months of the commencement of the transaction.
- Section 18M(2) provides that the Commissioner may extend the completion period of 24 months under certain conditions.
- Section 18M(3) outlines that an eligible transaction does not satisfy this section 18M if the eligible transaction replaces a transaction entered into before 1 July 2026 for the same property that is substantially between the same parties.
- Section 18M(4) clarifies that, where a payment of \$20 000 is made to an eligible recipient in anticipation of this Bill receiving Royal Assent, that payment is taken to be a first home owner grant payment for the purposes of the Principal Act.
- Section 18M(5) provides that, if a payment of \$10 000 is made in relation to an eligible transaction that satisfies 18M before this Act receives Royal Assent, the Commissioner is to make an additional payment of \$10 000 to make up the \$20 000 grant. Both payments are taken to be one payment subject to section 18M.
- Clause 6 This clause provides that this Act is repealed on the first anniversary of the day on which it commenced.