

TASMANIA

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**FIRST HOME OWNER GRANT AMENDMENT  
BILL 2026**

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**FIRST HOME OWNER GRANT AMENDMENT  
BILL 2026**

*(Brought in by the Treasurer, the Honourable Eric Abetz)*

**A BILL FOR**

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

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.

**3. Principal Act**

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

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\*No. 19 of 2000

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**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 –
  - (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

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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 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 –

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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.

**6. Repeal of Act**

This Act is repealed on the first anniversary of the day on which it commenced.