



READY TO BUY YOUR FIRST HOME

Buying a property is one of the biggest financial commitments you'll make.

First Home Owners Grant (FHOG)*

The First Home Owner Grant (FHOG) is a one-off payment to encourage and assist first home buyers to buy or build a new residential property for use as their principal place of residence. The grant is **\$10,000** or the consideration paid to buy or build the house if less than that amount. Only one grant is payable per eligible transaction, so two people purchasing a house together may only receive one grant.

If you are a first home owner, you may qualify for the grant if you are purchasing or building a new home. A home that has been substantially renovated may be considered a new home. The grant is not available for the purchase of an established home or for renovations to an existing home.

For eligibility requirements, residence requirements and further information, please visit :-

<https://www.wa.gov.au/organisation/departments/department-of-finance/fhog>

Stamp Duty (Transfer of Duty) - First Home Owner Rate*

A person may be entitled to apply for the First Home Owner Rate of transfer duty if they qualify for a first home owner grant or would have otherwise qualified for a grant (had consideration been paid or for the purchase of an established home).

For eligibility requirements, residence requirements and further information, please visit :-

<https://www.wa.gov.au/government/publications/first-home-owner-duty-fs>

Stamp Duty At A Glance (As of August 2021)*

Value of Property	First Home Owners Rate Stamp Duty	Residential Rate Stamp Duty
Up to \$430,000	\$0	\$14,440.00
\$440,000	\$1,919.00	\$14,915.00
\$450,000	\$3,838.00	\$15,390.00
\$460,000	\$5,757.00	\$15,865.00
\$470,000	\$7,676.00	\$16,340.00
\$480,000	\$9,595.00	\$16,815.00
\$490,000	\$11,514.00	\$17,290.00
\$500,000	\$13,433.00	\$17,765.00
\$510,000	\$15,352.00	\$18,240.00
\$520,000	\$17,271.00	\$18,715.00
\$530,000	\$19,190.00	\$19,190.00
\$530,000 +	Please refer to https://www.wa.gov.au/government/publications/first-home-owner-duty-fs	

What are the first home owner stamp duty rates?

DUTIABLE VALUE	DUTY THRESHOLDS
\$0 – \$430,000	Nil
\$430,001 – \$530,000	\$19.19 per \$100 or part thereof above \$430,000

First home owner rate – vacant land

DUTIABLE VALUE	DUTY THRESHOLDS
\$0 – \$300,000	Nil
\$300,001 – \$400,000	\$13.01 per \$100 or part thereof above \$300,000

To calculate an estimate of Stamp Duty, please visit:-

https://apps.osr.wa.gov.au/portal/0/home;jsessionid=FUMPDw_ns-LnHtZyRR-M-ThJYLhUpFpQzeqzI86Ci_I9tRGoKKnv!1537566267

Or Contact FHOG Enquiry Line

+61 8 9262 1299

1300 368 364 (WA Country Landline Callers)

Monday to Friday 8.30am – 4.30pm

Please note the information provided on this website is for general information purposes only and should not be relied upon. You should seek independent legal and financial professional advice for your eligibility for any First Home Owner grants, rates and concessions.

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