

Taxation Administration (Amounts Payable—Rates) Determination 2025

Disallowable instrument DI2025-177

made under the

Taxation Administration Act 1999, s 139 (Determination of amounts payable under tax laws)

EXPLANATORY STATEMENT

Background

Under section 139 of the *Taxation Administration Act 1999*, the Minister has the authority to determine in writing by disallowable instrument, amounts and rates applicable for the *Rates Act 2004* (the Act).

The *Taxation Administration (Amounts Payable—Rates) Determination 2025* (the Rates Determination) is a consolidated determination of various amounts in relation to the following taxes and levies under the Act:

- general rates and rebate amounts;
- Police, Fire and Emergency Services Levy (PFESL), including rebate amounts;
- City Centre Marketing and Improvements Levy (CCMIL); and
- Safer Families Levy (SFL).

The Rates Determination replaces *Taxation Administration (Amounts Payable—Rates) Determination 2024*, DI2024-172 except for section 6, which continues to have effect.

Under section 46 (2) (f) of the Act, the determined percentage is unchanged at 75 per cent (the owner's minimum equity).

Commencement

The Rates Determination commences on 1 July 2025.

Updates

Fixed charges and percentage rates (marginal rating factors) are updated for general rates and the PFESL.

For 2025-26 the fixed charge includes a \$250 health levy for commercial land, and a \$100 health levy for residential land, residential units and rural land, to address increased costs in our local health system.

A new general rates threshold for residential land with an AUV of \$1 million or more.

A new commercial rates threshold applies to properties with an AUV above \$5 million at 5.9670 per cent for 2025-26.

The rates rebate for PFESL is increasing to \$115 (from \$98).

The SFL is increased by \$10 to \$60.

Determination of general rates

General rates are levied on residential, commercial and rural properties to provide funding for a wide range of essential services to the Canberra community, including municipal services, schools, roads and hospitals.

Part 2 of the Rates Determination determines the components of general rates—the fixed charge and percentage rates (marginal rating factors)—that apply to a parcel of residential land, commercial land or rural land.

The ‘base value’ referred to in this part is a reference to the base value to which marginal rating factors apply.

- For non-unit properties, base value refers to the AUV of the parcel of land—see section 14 (3) of the Act.
- For residential units, base value refers to AUVRU (the AUV of the entire parcel as it relates to the proportion of all residential units)—see section 29 (5) of the Act.
- For units other than residential units (commercial units), base value refers to AUVU (the AUV of the entire parcel proportionate to the individual commercial unit)—see section 29 (5) of the Act.

This part requires that in determining a base value amount, any amount that is a fraction of a dollar is to be disregarded before the marginal rating factors are applied.

The averaging period for determining AUV is five years.

The 2024-25 residential general rates are made up of a fixed charge and marginal rating factors. Different fixed charges and rating factors apply to residential land (for example, standalone houses) and units.

Residential land

The fixed charge for residential land is \$1,026 (increased from \$893). The marginal rates for residential land and residential units decreased from 2024-25 and a new rate has been added for properties with a base value of more than \$1 million.

The fixed charge for residential units is \$1,085 (increased from \$949).

A new general rates threshold for residential land with an AUV of \$1 million or more.

The 2025-26 marginal rating factors are outlined in Table 1 and 2. The 2024-25 rating factors are listed for comparison.

Table 1: Percentage rates—residential land

Base value	2024-25	2025-26
\$150,000 or less	0.2833%	0.2708%
\$150,001 to \$300,000	0.3664%	0.3502%
\$300,001 to \$450,000	0.4530%	0.4330%
\$450,001 to \$600,000	0.4931%	0.4713%
\$600,001 to \$750,000	0.5014%	0.4792%
\$750,001 to \$1,000,000	0.5056%	0.4832%
\$1,000,001 or more	0.5056%	0.5734%

Table 2: Percentage rates—residential units

Base value	2024-25	2025-26
\$600,000 or less	0.5516%	0.5481%
\$600,001 to \$2,000,000	0.6711%	0.6669%
\$2,000,001 to \$3,650,000	0.7816%	0.7767%
\$3,650,001 to \$4,850,000	0.8318%	0.8265%
\$4,850,001 or more	0.8752%	0.8697%

Commercial land

The fixed charge for commercial land is \$3,605. Marginal rating factors for 2025-26 are outlined in Table 3 (2024-25 rating factors are listed for comparison).

Different amounts were specified for commercial rates based on the AUV of parcels of land in 2024-25, however this distinction does not apply in 2025-26.

A new commercial rates threshold applies to properties with an AUV above \$5 million at 5.9670 per cent for 2025-26.

Table 3: Percentage rates—commercial land

Base value	2024-25		2025-26
	base value less than or equal to \$2 million	base value more than \$2 million	
\$150,000 or less	3.3433%	3.6190%	3.6560%
\$150,001 to \$275,000	3.9146%	4.1808%	4.2235%
\$275,001 to \$600,000	5.5036%	5.7437%	5.8029%
\$600,001 to \$5,000,000	5.5677%	5.8066%	5.8660%
\$5,000,001 or more	5.5677%	5.8066%	5.9670%

Rural land

For rural land rates a fixed charge of \$299 applies (increased from \$193) and a flat percentage rate of 0.0492% of the base value (reduced from 0.0611% in 2024-25).

Determination of rates rebate amount

Under part 7 of the Act (Deferral and rebates), pensioners and other eligible households can defer payment of general rates. This rates deferral scheme supports ageing in place by providing a choice to households with high value properties, but relatively modest incomes, to defer their rates as a charge against the property.

Owners of a parcel of land who are not pensioners are only eligible to have rates deferred if the following conditions are met:

- they are 65 years or older; and
- their equity in the parcel is not less than a percentage determined by the Minister.

Under section 46 (2) (f) of the Act, the percentage determined under section 6 of the *Taxation Administration (Amounts Payable—Rates) Determination 2024*, DI2024-172 is unchanged at 75 per cent (the owner’s minimum equity).

Part 7 of the Act also allows eligible pensioners to apply for a rebate of general rates on their principal place of residence. The amount of the rebate is capped at an amount determined by the Minister.

Part 3 of the Rates Determination determines the rebate cap to be \$750 for the purposes of section 64 (6) of the Act. This amount remains unchanged from the previous determination.

Determination of Police, Fire and Emergency Services Levy

The PFESL is charged on all rateable properties in the Territory, with the revenue helping to offset the cost of providing fire and emergency services in the ACT. The levy amount is determined by whether the parcel of land is residential, rural or commercial.

For residential and rural properties, the PFESL is a fixed charge. This part determines the 2025-26 PFESL for residential and rural properties at \$426 (increased from \$396 in 2024-25).

For commercial properties the PFESL is a marginal factor applying to the AUV of the land or unit. PFESL for commercial units is calculated in a similar way to general rates for commercial units in accordance with schedule 1, section 2.1 (1) (f) of the Act.

This part determines the 2025-26 PFESL for commercial properties and are outlined in the Table 4, with the 2024-25 rating factors listed for comparison.

Table 4: Percentage rates—commercial land

AUV	2024-25	2025-26
\$300,000 or less	0.7110%	0.7451%
\$300,001 to \$2,000,000	0.8376%	0.8778%
\$2,000,001 or more	0.8704%	0.9122%

Determination of CCMIL

The CCMIL is an annual charge on commercial properties within prescribed collection areas. Collection areas are determined by disallowable instrument under schedule 1, section 1.2 (2) of the Act.

The percentage rates for the CCMIL are unchanged from 2023-24 at:

- Area A, or the Retail Core—0.2992 per cent of the AUV;
- Area B, or the Non-Retail Core—0.2161 per cent of the AUV.

Determination of Safer Families Levy

The SFL is an important part of funding family violence prevention measures across the ACT, supporting reform in government and community-backed responses to family violence. The SFL is imposed on residential and rural properties.

The SFL is determined to be an amount of \$60 for the purposes of schedule 1, section 1.3 (2) of the Act. This amount is increased by \$10 compared to 2024-25.

Determination of PFESL rebate

Schedule 1, section 3.2 of the Act allows eligible pensioners to apply for a rebate of the PFESL on their principal place of residence. The amount of the rebate is capped at an amount determined by the Minister.

The Rates Determination determines the rebate to be \$115 (increased from \$98) for the purposes of schedule 1, section 3.2 (5) of the Act.

Revocation

Section 12 of the Rates Determination revokes DI2024-172 except for section 6.