



# Regional Relocation Grants

The *Regional Relocation Grants Act* provides for payments to approved applicants who relocate from metropolitan areas to regional areas for the purpose of employment, self-employment or purchasing a home.

There are two grants available:

- Regional Relocation (Home Buyers Grant)
- Skilled Regional Relocation Incentive.

A person or household can only apply for one grant and only one grant is payable in connection with a relocation, or establishment of a regional small business.

## Regional Relocation (Home Buyers Grant)

The Regional Relocation Grant will operate from 1 July 2011 to 30 September 2014. The scheme will provide applicants with a one-off payment of \$7000 to assist them with the cost of relocating from their metropolitan home to a regional home.

The metropolitan area means the local government areas of the Sydney metropolitan area, Blue Mountains, Hawkesbury, Gosford, Wyong, Wollondilly, Wollongong and Newcastle. Regional areas are participating local government areas which are located outside of the metropolitan area.

By government regulation effective from 16 March 2012, the Byron local government area is declared to be an area for which the regional relocation grant is not available. This regulation will apply to any purchase which commenced on or after 16 March 2012. Purchases prior to that date may still qualify.

## Eligibility requirements

To be eligible for the Regional Relocation Grant, you must:

- be a natural person (not acting in the capacity as trustee)
- be an Australian citizen or permanent resident at the date of completion of the regional property purchase or in the case of a long-term lease, the date of commencement of the lease. Where there are multiple applicants, at least one must be an Australian citizen or permanent resident
- have purchased a regional property on or after 1 July 2011 and on or before 30 September 2014, which you are using or that you intend to use as your principal place of residence. The value of the regional home must not exceed \$600 000 (\$450 000 for vacant land). The grant or transfer of a long term lease of a home in a regional area may qualify as a purchase. In this case the incoming contribution must not exceed \$600 000
- commence residing in the regional property within 12 months from the date of completion of the purchase or commencement date of a long-term lease and reside in the home for a period of at least 12 continuous months. If you have purchased vacant land, you must commence construction of your home within six months and be residing in the home within 12 months of the date of purchase
- have owned and occupied a metropolitan home as your principal place of residence in the 12 months prior to commencing the purchase of your regional property. In this case the metropolitan home must have been sold in the 12 months prior to the purchase of the regional property or will be sold in the 12 months after the purchase (the whole of the property must be sold)
- have been renting a home in a metropolitan area in the 12 months prior to purchasing your regional property and can establish a two-year continuous rental history in this and other metropolitan homes. This only applies to applicants who commenced the purchase of their regional property on or after 1 January 2014 and on or before 30 September 2014
- not have received an earlier grant under the *Regional Relocation Grants Act 2011*.

Where an application is received on or after 12 May 2014, the regional home must be outside a 50 kilometre radius from the metropolitan home, or a 100 kilometre radius if moving to an adjacent regional local government area. In the case of an applicant who currently rents a home in the metropolitan area, the distance requirement will be applied to each metropolitan home rented in the two-year continuous period.

## What is a long-term lease?

A lease of land is a long-term lease if, and only if, the Chief Commissioner is satisfied that the lease gives the lease holder a degree of permanency and security of tenure that is equivalent to ownership.

Normal residential tenancy leases with terms of six months to five years do not provide this degree of permanency and security of tenure and will not be eligible for the grant.

Alternatively leases, say in excess of 15 years, where there is a substantial upfront fee or incoming contribution to be paid, will be considered for the grant.

## How to apply

You can lodge an application at [www.osr.nsw.gov.au](http://www.osr.nsw.gov.au) or post your application form. If you are unable to lodge online or print an application form, contact us.

## When to apply

You can only lodge your application after the completion date of the regional home or vacant land purchase. This is when the purchasers have possession of the property and are registered on title as the owner. Applications must be lodged within 12 months after the completion date and an application can not be made after 31 December 2015. Where the regional property has been acquired through a long term lease arrangement, applications will only be accepted on or after the commencement date of the lease.

## Payment of grant

The grant will be paid electronically to your nominated account.

Payment will be made within 21 working days from when we receive a complete application. To avoid undue delays, ensure that you provide all the requested information and supporting documents with your application.

## Who is an applicant?

A person is considered an applicant only if they are:

1. an owner or lessee under a long term lease of the regional property, and
2. is or was the owner or renter of the metropolitan home(s).

Example – A husband and wife purchased the regional property in joint names. However, only the husband owned the metropolitan home. In this scenario, only the husband is considered an applicant. The wife would not complete the application, as she did not own the metropolitan home.

## Skilled Regional Relocation Incentive

The Skilled Regional Relocation Incentive commenced on 1 January 2014 and provides a \$10 000 grant for an eligible employment or self-employment relocation from a metropolitan area to a Regional Area. The grant is paid in two equal instalments, with the second instalment being paid at least 12 months after the first.

The metropolitan area means the local government areas of the Sydney metropolitan area, Blue Mountains, Hawkesbury, Gosford, Wyong, Wollondilly, Wollongong and Newcastle. Regional areas are participating local government areas which are located outside of the metropolitan area.

By government regulation effective from 16 March 2012, the Byron local government area is declared to be an area for which the regional relocation grant and skilled regional relocation incentive is not payable.

## Eligibility requirements

To be eligible for the Skilled Regional Relocation Incentive, you must:

- have commenced employment in a regional job or self-employment in a regional small business on or after 1 January 2014 and on or before 30 September 2014
- be a natural person and an Australian citizen or permanent resident on the date you commence employment in the regional job or commence self-employment in a regional small business
- be employed in one or more regional jobs on a full-time basis for at least two years collectively, over a three year period. In the case of a regional small business you must be self-employed in the business for at least two years
- have, in the 12 months before commencing your regional employment or self-employment, had your principal place of residence in one or more metropolitan homes for a continuous period of two years
- relocate to a regional area
- not have received an earlier grant under the *Regional Relocation Grants Act 2011*.

Each metropolitan home you occupied over the two-year continuous period must be outside a 50 kilometre radius, or a 100 kilometre radius if moving to an adjacent local government area, from both the regional home and the regional principal place of employment or principal place of business. This distance test will also apply to any change of address of the regional home, regional place of employment or regional place of business in the two years following your relocation.

**Note:** If your application is based on establishing or purchasing a small business in a regional area, you must complete a business advisory program approved by the Small Business Commissioner unless:

- you are purchasing only part of a regional small business (at least 50 per cent), and
- the other partner has operated the business for at least two years and will continue in the business for at least another two years.

## How to apply

You can lodge an application at [www.osr.nsw.gov.au](http://www.osr.nsw.gov.au) or post your application form. If you are unable to lodge online or print an application form, contact us.

## When to apply

Applications for a Skilled Regional Relocation Incentive cannot be made until at least three months after the applicant commences employment in a regional job or commences self-employment in a regional small business.

## Payment of grant

The first instalment will be paid electronically to your nominated account. Payment will be made within 21 working days from when we receive a complete application. To avoid undue delays, ensure that you provide all the requested information and supporting documents with your application.

### MORE INFORMATION

-  [www.osr.nsw.gov.au](http://www.osr.nsw.gov.au)
-  1300 368 676
-  [regional.relocation.grant@osr.nsw.gov.au](mailto:regional.relocation.grant@osr.nsw.gov.au)
-  PO Box 666  
Wollongong NSW 2520

\*Interstate clients please call (02) 9689 6200.  
Help in community languages is available.

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