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## Public Ruling

### First Home Owner Grant and Other Home Owner Grants Act: MULTIPLE ELIGIBLE TRANSACTIONS

*A public ruling, when issued, is the published view of the Commissioner of State Revenue (the Commissioner) on the particular topic to which it relates. It therefore replaces and overrides any existing private rulings, memoranda, manuals and advice provided by the Commissioner in respect of the issue(s) it addresses. Where a change in legislation or case law (the law) affects the content of a public ruling, the change in the law overrides the public ruling—that is, the Commissioner will determine the tax liability or eligibility for a concession, grant or exemption, as the case may be, in accordance with the law.*

## What this ruling is about

1. This public ruling clarifies how the *First Home Owner Grant and Other Home Owner Grants Act 2000* (Grants Act) applies if there is more than one eligible transaction.
2. The Grants Act provides that the first home owner grant (the grant) is payable on application if the applicant (or if there are two or more applicants, each of the applicants) complies with the eligibility criteria and the transaction for which the grant is sought is an eligible transaction and has been completed.<sup>1</sup>
3. Section 5 of the Grants Act describes the six eligible transactions for which the grant may be sought.

## Ruling and explanation

4. Where an applicant satisfies (or applicants satisfy) the eligibility criteria for more than one completed eligible transaction, the applicant (or applicants) must claim the grant for the earliest completed transaction.

<sup>1</sup> Section 10(1) of the Grants Act

## Date of effect

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5. This public ruling takes effect from the date of issue.

Mark Jackson  
 Commissioner of State Revenue  
 Date of issue: 3 November 2020

## References

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Public Ruling	Issued	Dates of effect	
		From	To
FHOGA005.1.3	3 November 2020	3 November 2020	Current
FHOGA005.1.2	11 October 2012	11 October 2012	2 November 2020
FHOGA005.1.1	24 February 2009	24 February 2009	10 October 2012
Supersedes Practice Direction FHOG 5.1	4 August 2003	4 August 2003	23 February 2009