



Australian Government
Australian Taxation Office

Marriage or relationship breakdown and real estate transfers



Capital gains tax (CGT) generally applies to changes in ownership of an asset, such as real estate. However, if you transfer real estate to your spouse due to the breakdown of your marriage or relationship, you may be eligible for a CGT marriage or relationship breakdown rollover.

i As this is a complex topic, it may not meet your individual circumstances. If you're uncertain, seek professional advice relevant to your circumstances.

Marriage or relationship breakdown rollover

A [marriage or relationship breakdown rollover](#) may apply when the transfer of property (by you, a company or the trustee of a trust) results from a court order, a binding financial or formal agreement or an award.

This rollover means that you disregard any capital gain or loss made when you transfer the property to your spouse.

For the **transferor** (the person, company or trustee of a trust transferring an asset):

- Your interest in the property is transferred to your spouse.
- You disregard any capital gain or loss.
- You report the rollover in your tax return.

For the **transferee** (the spouse receiving the asset):

- The property and cost base are transferred to you.
- You make a capital gain or loss when you dispose (such as selling) the property.
- If you already had a legal interest in the property, you must calculate your capital gain or loss separately to the interest transferred from your spouse.

- If the transferred property was acquired by your spouse (or a company or trustee) before 20 September 1985, CGT doesn't apply. However, if they made a major capital improvement to the dwelling on or after 20 September 1985 the improvements are separate assets and you may be subject to CGT.

If a rollover doesn't apply

The rollover doesn't apply to property that's divided under a private or informal arrangement. This includes anything outside of a court order or binding financial or formal agreement.

For the **transferor** (the person, company or trustee of a trust transferring an asset):

- Your interest in the property is transferred to your spouse. You must consider any capital gain or loss made when working out your capital gain (or capital losses carried forward to future years) on your tax return for that year.
- Where the dealings are not arm's length, you are taken to have received the market value of the property for CGT purposes.

For the **transferee** (the spouse receiving the asset):

- The property is transferred to you and you're taken to have acquired it at the time of transfer. You make a capital gain or loss when you sell the property.

If a rollover doesn't apply (continued)

- Where the dealings are not arm's length, you are taken to have acquired the property at market value for CGT purposes.
- If you already had a legal interest in the property, calculate your capital gain or loss separately from the interest transferred from your spouse.

Note: An arm's length dealing is where each party acts independently and without influence or control over the other. It depends on the nature of your relationship and the bargaining between you.

To determine the property's market value at the time of transfer, you should get a professional [market valuation](#).

Record keeping

Keep records relating to your ownership and all costs of acquiring, holding and disposing of property including:

- contract of purchase and sale
- stamp duty
- major renovations.

Ensure you have records from your spouse if you don't already have a copy, including records that show:

- how and when they acquired the property (or the interest in it)
- the cost base of the property when transferred to you
- the extent (if any) the property was used to produce income during their ownership period (for example, the periods when it was rented out or available for rent) and the portion used for that purpose
- the number of days (if any) it was their main residence during their ownership period.

You must hold records for at least 5 years after the sale of the property, or the year you declare a capital gain.

If you make a capital loss, once you've offset the loss against a capital gain, keep records for another 2 years.

Example: transferor is entitled to rollover

Sam and Alex jointly bought a holiday home on 1 March 2010 for \$400,000. The home was never used to produce assessable income, or their main residence.

Sam and Alex's relationship broke down and on 1 March 2020, Sam's ownership interest in the property was transferred to Alex under the terms of a binding agreement.

Alex moved into the property on 1 March 2020. He lived there until he sold it on 29 February 2023 for \$800,000.

During the ownership period, the property was used as below.

Property ownership dates and interest percentage

Property classification	Dates	Ownership interest
Holiday home	1/03/2010 to 29/02/2020	50% Sam + 50% Alex
Alex's main residence	1/03/2020 to 28/02/2023	100% Alex

Sam is entitled to the relationship breakdown rollover and doesn't have to report a capital gain or loss, however he will need to report the rollover in his tax return.

Alex must consider how he and Sam used the property during their respective ownership periods to determine if a partial main residence exemption applies.

Alex calculates the capital gain on his original interest in the property separately to the interest Sam transferred to him.

Example: pre-CGT assets and main residence exemption

After marrying, Sergio and Nina bought a home on 1 February 1985 for \$175,000. They decided to convert their original home into a residential rental property and buy another home. They bought a larger home on 1 January 1996 for \$325,000, that became their main residence.

This means they each owned 50% of the interest in the following assets.

CGT assets purchase price and date

Asset	Purchase price	Purchase date
Rental property	\$175,000	1 February 1985
Family home	\$325,000	1 January 1996

Sergio and Nina's marriage broke down and, on 1 April 2012, a court order was made:

- Nina transferred her interest in the rental property to Sergio
- Sergio transferred his interest in the family home to Nina.

After the court order, Nina continued living in the family home and Sergio moved into the rental property.

The CGT implications are:

Rental property – as the couple acquired the property before the introduction of CGT on 20 September 1985, Sergio is taken to have acquired Nina’s interest in the property before that date. As the property is a pre-CGT asset, there are no capital gain or loss obligations for either party, unless major capital improvements were made to the property after 19 September 1985.

Family home – Sergio and Nina lived here from the time of purchase until the court order. It remained Nina’s main residence after Sergio transferred his interest to her.

As the property was transferred to Nina under a court order, Sergio is entitled to the marriage or relationship breakdown rollover and he doesn’t have to record a capital gain or loss. Sergio will need to report a marriage or relationship rollover in his tax return.

Nina is taken to have acquired Sergio’s interest in the family home. Nina’s cost base includes Sergio’s cost base at the time of transfer, as well as the cost base of her own original interest. This means, the full purchase price of the property (\$325,000) forms part of the cost base for Nina.

Nina considers how she and Sergio used the property during their respective ownership periods to determine if a main residence exemption applies. The property was their main residence since purchase and they didn’t use it to produce income at any time, so Nina is entitled to the main residence exemption.

The property isn’t subject to any CGT on sale.

 **This is a general summary only.**

Download our Rental properties guide at ato.gov.au/rentalpropertyguide
 Read our Capital gains tax guide at ato.gov.au/cgtguide

