



First home super saver (FHSS) scheme – the essentials

This information is for individuals who are thinking about using the FHSS scheme to help buy or build their first home. Find out more by visiting ato.gov.au/FHSS

What you need to know

- ✘ Don't apply unless you have made eligible superannuation contributions.
- ✘ Superannuation guarantee contributions made by your employer, and spouse contributions can't be released under the FHSS scheme.
- ✘ Don't use the contribution information on your payslips when you request a FHSS determination.
- ✔ You must use information from your super fund such as a statement or transaction list to complete your FHSS determination, including checking the details of any pre-filled contributions. You need to log in to your super fund portal and check your transaction history.
- ✔ Request your FHSS determination before your property contract is completed (generally known as settlement) and ownership of the property transfers to you.
- ✔ You can request more than one FHSS determination before you complete a property contract but can only have one active release request.
- ✔ Your FHSS determination will let you know the maximum amount you can withdraw.
- ✘ Don't request a new FHSS determination once you have completed a property contract (including for vacant land). This is generally when the property has settled.

- ⚠ If there is incorrect information in your FHSS determination and you later request a release based on that incorrect information, your request may be delayed. Your release may also be cancelled.
- ✔ It should take approximately 15 to 20 days to receive your FHSS amount if there are no issues with your request. You should consider this timing when you start your home buying activities.
- ⚠ If you have an outstanding debt with the ATO or another Commonwealth agency, your FHSS release amount may be offset against this debt. Information about HECS-HELP is below.
- ✔ Your name must be on the title of the property that you purchase.
- ✔ Notify us within 90 days of signing your contract to purchase or construct your home.

What is FHSS?

The first home super saver (FHSS) scheme can be used by first home buyers to save money inside their super fund to help buy their first home.

The FHSS scheme can be used to purchase an established home or construct a new home in Australia for you to live in as your first home.

Couples, siblings, or friends can each access their own eligible FHSS contributions to purchase the same property. If any of you are ineligible due to having previously owned property, it won't stop anyone else who is eligible from applying.

How much money can I save in my super or my first home?

Using the FHSS scheme, you can save

- up to a maximum of \$15,000 in any one financial year
- up to a maximum of \$50,000 across all years
- you will also receive an amount of deemed earnings that relate to those contributions.

Am I eligible?

- You must be 18 years old or older to request a FHSS determination or a release of amounts under the FHSS scheme (you can start to save before you turn 18).
- You can't have owned any property in Australia before including land, investment or commercial property (unless financial hardship applies).
- You don't have a completed release request in relation to a FHSS determination made in relation to you.
- There is no requirement for you to be an Australian citizen, Australian resident or an Australian resident for taxation purposes.

How do I get started?

- Check that you are eligible for the FHSS scheme **before** you start making contributions.
- You must be eligible at the time you request a FHSS determination.
- You should check with your super fund that they will release amounts under the scheme, and whether any fees, charges or insurance implications apply.
- You need to make eligible super contributions to your super fund – these are salary sacrifice or eligible personal voluntary super contributions.
- You **don't** need to tell your employer or super fund that you intend to use the FHSS scheme.
- You **don't** need to notify us or be approved to start making contributions for FHSS (unless you intend to use the FHSS hardship provisions).

What types of super contributions do I need to make?

You can make either type or a combination of the following eligible contributions:

- Salary sacrifice contributions are pre-tax contributions made under an agreement between an employer and an employee, where the employee agrees to forgo part of their salary or wages and have them contributed to their super instead. You need to talk to your employer about whether you can make this type of contribution.
- Personal voluntary super contributions can be made directly by you to your super fund or from your after-tax pay by your employer. You need to contact your super fund to find out how to do this or speak to your employer about making contributions directly from your after-tax pay.
- Ask your employer how often they make salary sacrifice contributions or contributions from your after-tax pay to your super fund. This is important as contributions are counted for the FHSS scheme on the date they are deposited into your super fund account, not the date they appear on your payslip.
- Contributions can be made in lump sums. For example, you can make one \$15,000 contribution each year. Or you may choose to make smaller, regular contributions throughout the year.

How much can I withdraw?

Your FHSS determination will tell you the maximum amount you can withdraw – this is your FHSS maximum release amount. The amount of eligible contributions that can count towards your maximum release amount across all years is \$50,000. The amount of eligible contributions that can count towards your FHSS maximum release amount for each financial year is \$15,000.

You can withdraw (taking into account the yearly and total limits):

- 100% of your eligible personal voluntary super contributions you have not claimed a tax deduction for (non-concessional contributions)
- 85% of your eligible salary sacrifice contributions (concessional contributions)

- 85% of eligible personal voluntary super contributions you have claimed a tax deduction for (concessional contributions)
- an amount of deemed earnings associated with the contributions above.

We will withhold tax from the amount you receive to help you meet your end of year tax liabilities. For most people tax will be calculated at your expected marginal tax rate, including Medicare levy, less a 30% offset. For example, if your tax rate is 39% including Medicare levy, we will withhold 9% tax.

How do I apply?

- Apply via ATO online services through **myGov > Super > Manage > First home saver**
- You will need your super contribution statements or log in to your super fund's online portal to find your list of contributions.

Most contributions will pre-fill into the online FHSS determination form, but you need to check that these details are correct before you submit your determination.

If you're adding details of contributions that have not been pre-filled, such as recent super contributions, use your super fund statement or transaction list to confirm the dates, amount, and type of each contribution.

If you made salary sacrifice contributions during the 2017–18 financial year you will need to add the details of those contributions as they will not pre-fill.

If you claimed personal superannuation contribution deductions in your tax return, these will pre-fill. If you have not lodged your tax return, you will need to add any superannuation deductions that you intend to claim.

Step 1:

Sign in to myGov and your linked **ATO account > Super > Manage > First home saver**. You must apply for a FHSS determination **before** your property contract is completed (generally known as settlement) and ownership of the property transfers to you.

Step 2:

Request an FHSS determination. The maximum amount you can withdraw will be shown on the screen straight away. You will also receive a written FHSS determination.

Step 3:

If you are ready to access your FHSS amount, make a request to withdraw your money. This is a FHSS release request.

- Make sure your determination amount is correct before you request a release. You can do this by checking that all the information including superannuation contributions and superannuation tax deductions are correct.
- If you have signed a contract before requesting a release, you have 90 days from the contract date to then lodge a release request.
- Your FHSS amount will be paid into your nominated bank account that you enter on the release request form.

Step 4:

When you sign a contract to purchase an established home or construct a new home (unless we allow further time), you must notify us within:

- if your FHSS determination was made before 15 September 2024 – 28 days of the contract date
- otherwise – 90 days of the contract date.

What if I made a mistake or no longer wish to proceed?

Before I request a release

- If you have made a mistake in your FHSS determination and have not requested a release, you can correct this by requesting another determination, provided you haven't completed a property contract (generally known as settlement). At the time you request a new FHSS determination you must meet the eligibility requirements.
- You can also correct errors by amending your FHSS determination using ATO online services. You must also meet the eligibility requirements at that time for us to be able to amend your FHSS determination. Amending your determination may result in your maximum release amount being lower than if you request a new determination.

After I request a release

- You can ask us to make changes using ATO online services through myGov.
- We will not be able to take any action to correct any mistakes or to stop your release request after we have started processing amounts your super fund sends to us.
- If you are unable to make changes in ATO online services, this may be because we have started processing amounts.
- If you ask us to change your FHSS request, this will delay the time it takes to receive your FHSS amount.

What if I don't buy a property within 12 months of requesting the withdrawal?

You have 12 months after the date you request a release of your FHSS amount to sign a contract to purchase or construct a home, or to recontribute the required amount to your super.

We will automatically give you an extension of time for another 12 months to sign a property contract. We will confirm this in writing.

The maximum time you have to sign a property contract or recontribute to your super fund is 24 months from the date you ask us to withdraw your FHSS amount.


Can I use FHSS with other government schemes?

Your eligibility for the FHSS scheme won't be affected if you use other state or federal home purchasing schemes.

HECS-HELP

Amounts released as part of FHSS won't be used to reduce the account balance of your higher education or Australian Apprenticeship Support Loan (for example, HELP, SFSS or AASL).

However, if you have an overdue income tax debt which includes a compulsory repayment for your study loan, then part of your released FHSS amounts will be used to pay this compulsory repayment as it forms part of your income tax debt.

 **This is a general summary only.**
For more information, go to ato.gov.au/FHSS
or speak to a registered tax professional.

