Australian Government

First Home Super Saver (FHSS) Scheme

Fact Sheet

This fact sheet is for individuals who are thinking about using the FHSS Scheme to help buy or build their first home. For full details, visit ato.gov.au/FHSS.

What you need to know

- Only apply if you have made eligible superannuation contributions.
- Superannuation guarantee contributions made by your employer, and spouse contributions can't be released under the Scheme.
- Don't rely on payslip information when applying. Log into your super fund's online portal and use your fund's statements or records — not your payslip to confirm your contributions before applying.
- Request your FHSS determination before your property contract is completed (generally at 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 shows the maximum amount you can withdraw.
- Do not request a new determination after property settlement.
- Incorrect information can delay or cancel your release request.
- It usually takes 15 to 20 days to receive your FHSS amount (if there are no issues with your request).
- If you owe money to the ATO or another agency, your FHSS release amount may be used to pay off that debt.
- Your name must be on the title of the property that you purchase.
- 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.
- You must notify the ATO within 90 days of signing a contract to buy or build your home.

What is the FHSS?

The First Home Super Saver Scheme is an Australian Government program administered by the Australian Taxation Office (ATO) that helps you save for your first home using 'your' super.

By making extra voluntary contributions to your super fund, you can grow your savings faster and take advantage of lower tax rates, all to help you buy or build your first home.

The 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?

Through the FHSS Scheme you can save:

- up to $15,000 each financial year
- up to $50,000 in total (across all years)
- plus, you'll also receive a calculated amount of earnings on your contributions.

Am I able to apply?

To use the FHSS Scheme, you must:

- be 18 years or older – but you can start to save before you turn 18
- have never owned property in Australia (unless you qualify under financial hardship rules) - this includes an investment property, vacant land, commercial property, some leases of land, or a company title interest in land
- plan to live in the home you buy
- have made eligible voluntary contributions into your super
- not have already withdrawn money through the Scheme.

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 you are eligible before you start making contributions.
- You must be eligible when you apply for an FHSS determination.
- Check with your super fund that they will release amounts under the Scheme and check for any fees, charges or insurance impacts.
- Make eligible contributions to your super fund - either salary sacrifice (before tax) or personal voluntary contributions (after tax).
- You **don't** need to notify your employer, super fund or ATO before contributing.
- You only need ATO approval to start making contributions if you intend to apply under the FHSS hardship provisions.

What types of contributions can I make?

You can make contributions in two ways:

- **Salary sacrifice contributions** – pre-tax contributions arranged with your employer. This is where the employee agrees to forgo part of their salary or wages and have them contribute to their super instead. You need to talk to your employer about whether you can make this type of contribution.
- **Personal voluntary contributions** – after-tax contributions you make yourself or through 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)
- plus, associated earnings calculated by the ATO.

The ATO 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, 9% tax will be withheld.

How do I apply to access my savings?

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 via your nominated communication channel.

Note: Log in to your super fund's online portal or use your fund's statements to review your contributions – remember, don't rely on your payslip. Most contributions will pre-fill in the FHSS form, but it's up to you to make sure the details are correct.

If you have made recent contributions that don't show up, you'll need to add them manually. Use your super fund statement or transaction list to confirm the dates, amount, and type of each contribution.

Salary sacrifice contributions from the 2017–18 financial year won't pre-fill, so you'll need to enter those yourself.

If you've claimed a tax deduction for personal contributions, these will pre-fill - but if you haven't lodged your tax return yet, you will need to add any superannuation deductions that you intend to claim manually.

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

Let the ATO know once you've signed a contract.

When you sign a contract to buy or build your home, you must notify the ATO within 90 days of the contract date

If you need more time, the ATO may allow an extension.

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

Before I request a release

- If you made a mistake and haven't requested a release, you can request a new 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 amend your determination online. 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.
- Changing your request will delay payment.

What if I don't buy a property within 12 months?

You have 12 months after requesting a release to sign a contract to buy or build a home, or recontribute the money to your super.

Generally, the ATO will grant an automatic 12-month extension, which will be confirmed in writing.

The time you have to sign a property contract or recontribute to your super fund cannot be extended past 24 months from the date you ask us to withdraw your FHSS amount

Can I use FHSS with other government schemes?

Yes. You can combine the FHSS with other federal or state home buying 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 (including a compulsory study loan repayment), part of your FHSS release 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.