s eligible for the 50% CGT discount.

al gains tax changes

s to capital gains tax (CGT) announced in the
al Budget don't apply to Tax Time 2026.

works
equirement
GT discount

scount
rdable rental housing

scount works

dispose of an asset, you can reduce your capital
following apply:

at least 12 months

sident for ta poses.

ins tax (C

## rship requirement

he CGT discount you must own it for at least
event' happens. The CGT event is the point at
jain or loss. You exclude the day of acquisition
ent when working out if you owned the CGT
s before the 'CGT event' happens.

**l there is no contract of sale**, the CGT event
sale.

**sell the asset**, the CGT event happens on the
t when you settle. Property sales usually work

**stroyed**, the CGT event happens when:

nsurance payment or other compensation

ce payment or compensation, when the loss
overed.

revious ownership towards your 12-
you acquired it:

ate if the asset was acquired by the deceased on
985

reakdown – you will satisfy the 12–
e combined period your spouse and you owned
n 12 months

nt for an asset that was lost, destroyed or
the period of ownership of the original asset and
was at least 12 months.

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## the CGT discount

count in the following circumstances.

### rental or business in last 12 months

nd you first started using it for rental or business
e disposing of it, you can't use the CGT discount.

### tion method instead

et since befo September 1999, you can index
flation instea f using the CGT discount. But in

etter result (a smaller capital gain) by using the

## y residents

t be used for capital gains made by foreign or
8 May 2012. However, you may get an
apital gains if you had a period of Australian
ership of the asset.

## et

ilable for a CGT event that creates a new asset
ht happen, for example, with a restrictive
ve payment for agreeing not to do something or

asn't been acquired at least 12 months before the

## in a non-widely held entity

denied when you dispose of certain shares or
y held companies and trusts. These are
fewer than 300 members.

## ne asset

rted into a capital asset for the purposes of
the discount may be denied (under Part IVA of
*nt Act 1936*).

# panies

least 12 months:

count a capital gain by 50%

can discount a capital gain by 33.33%.

GT discount.

# CGT discount

ains how to u the CGT discount to reduce your
orks:

osses from other assets, you must subtract these before applying the discount.

discount for an asset, you reduce the remaining et by 50% and report this amount in your income uper funds reduce their capital gain by 33.33%.

## or affordable rental housing

discount of up to 10% for individuals who are purposes who provide affordable rental housing oderate income.

count to up to 60% for owners of these s.

ownload