

## CASSOWARY COAST REGIONAL COUNCIL

# NON PRINCIPAL PLACE OF RESIDENCE CATEGORY (NPPR)

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### What is this category?

The Non Principal Place of Residence (NPPR) rates category is a common rating mechanism used across a number of regional and coastal councils in Queensland. CCRC recently introduced this category as part of the budget for the 2022/2023 financial year.

The NPPR categories are defined as: *land used, or capable of being used for residential purposes, which is **not** the principal place of residence of the property owners, and, with a total land area of less than 5 hectares.*

It is relevant to land whereby the property is not the owner's principal place of residence. This includes:

- Residential vacant land;
- Rental properties;
- Outbuilding (class 10a shed);
- Properties used by family or friends that are not the owner.

Please note: It does not affect existing rating categories that their properties fall in to. E.g. Multi-units, Commercial, Industrial, Primary Production, and Other.

### Why did Council introduce this category?

- To raise revenue to cover increasing costs of providing services to the community and delivering projects that are identified as a priority in Council's operational plan. These projects can be found in the 2022-2023 Operational Plan on Council's website [www.cassowarycoast.qld.gov.au/our-council/publications/operational-plan](http://www.cassowarycoast.qld.gov.au/our-council/publications/operational-plan);
- To encourage development (on vacant land).  
*If you build a house on vacant land and it becomes your principal place of residence, you can apply to have the category changed to 'principal place of residence';*
- To encourage people to obtain the appropriate approvals for outbuildings that they may be living in (change classification to class 1a-Dwelling);

Introducing this category minimises impact on all ratepayers (i.e. it means Council does not have to increase all general rates)

### Why have I been placed in this category?

- A postal address not matching the residential address. e.g. Postal address is within another suburb or state;

- More than one property owned by a customer, therefore confirmation is necessary to determine which property the property owner resides at.

#### **How does it affect me?**

- The NPPR category means an average increase of approximately \$1/week per \$1000 of general rates as compared to the Principle Place of Residence Category;
- The additional expense may be tax deductible for rental properties.

#### **What is the difference in cost between the NPPR category and the residential category?**

The Rate-in-the-dollar in the NPPR Category is 5% more than the Principal 'Place of Residence' category.

#### **I believe my property is my Principal Place of Residence, how do I have this changed?**

If you believe you have been incorrectly categorised into the NPPR category, and you reside at the property in question, you can:

- Complete and sign the *Notice of Objection against Categorisation* form, attach the required supporting documentation (as shown on the form), and email/post/hand deliver to one of Councils Customer Service centres.

This form can be found on Council's website [www.cassowarycoast.qld.gov.au/our-council/forms-and-factsheets](http://www.cassowarycoast.qld.gov.au/our-council/forms-and-factsheets)

Alternatively, the form is available at any Customer Service centre, or you can call 1300 763 903 and we can email you this form.

#### **I own a house in Tully which I live in, and also have a house in Mission Beach that we spend weekends at. Can the Mission Beach house also be in the Principle Place of Residence category?**

No, your principle place of residence is Tully. The property at Mission Beach would be capable of being used for another purpose, from a rental to holiday let, to just a weekender, and therefore would be in the *Not Principle Place of Residence (NPPR) category*.

#### **My partner and I own two properties, one in Innisfail and one in Cardwell. We live at the Cardwell property and mail goes to this address however, my husband works in Innisfail and sleeps there during the week to save driving daily. Are both properties eligible to be in the Principal Place of Residence category?**

Yes, both properties are eligible to be the Principal Place of Residence.

If this is the case, you will need to complete the 'Objection to Categorisation' form, and provide the requested supporting documentation (as shown on the form).



**I live in a caravan on my vacant land while my house is being built. Can my property be in the Principle Place of Residence category?**

No, however once your house has been finalised, you can apply for the category to be changed to Principal Place of Residence.

**I live in a shed on my land. Can my property be in the Principle Place of Residence category?**

No, you need to be living in an approved dwelling on the property, Class 1A.

More information can be found on Council's website – Living in sheds and change a shed to a dwelling factsheet [www.cassowarycoast.qld.gov.au/building-planning-investment/building-plumbing-pools/living-in-sheds-or-changing-a-shed-into-a-dwelling](http://www.cassowarycoast.qld.gov.au/building-planning-investment/building-plumbing-pools/living-in-sheds-or-changing-a-shed-into-a-dwelling)

**My partner and I own two properties. One we live in and the other my elderly parent lives in (rent free). Can both properties be in the Principle Place of Residence category?**

No. The second property is not your principle place of residence. Depending on the situation and circumstances, seeking your own legal advice as to whether an arrangement such as life tenancy may be an option.

**I own two properties, one I live in and a disabled family member lives in the other. Can I claim both properties as Principal Place of Residence?**

Yes, both properties may be eligible to be the Principal Place of Residence.

If this is the case, you will need to complete the 'Objection to Categorisation' form, and provide the requested supporting documentation (as shown on the form).

### **Further Information**

For further information contact Council at 1300 763 903 or email [enquiries@cassowarycoast.qld.gov.au](mailto:enquiries@cassowarycoast.qld.gov.au).