

NOT PRINCIPAL PLACE OF RESIDENCE CATEGORIES (NPPR)

Frequently Asked Questions

What are these categories?

The Not Principal Place of Residence (NPPR) rating category is a common rating mechanism used across a number of regional and coastal councils in Queensland. CCRC introduced the 'Residential' category as part of the 2022/2023 budget and the 'Other' category as part of the 2024/2025 budget.

The 'Residential' 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.*

The 'Other' NPPR category is 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 5 hectares or more.*

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

- Residential vacant land;
- Rental properties;
- Holiday homes;
- Properties used by family or friends that are not the owner;
- Outbuildings (Class 10A sheds).

Please note: It does not affect existing rating categories that their properties fall in to e.g.:

- Multi-units;
- Commercial;
- Industrial;
- Primary Production.

Why did Council introduce these categories?

- 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;
- To encourage development on vacant land.
If an approved liveable structure is built on vacant land and becomes your principal place of residence, you can apply to have the category changed to principal place of residence;
- To encourage property owners 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 is owned by a customer; therefore, confirmation is necessary to determine which property the property owner resides;
- Property does not have an approved liveable structure and is not classed as a lawful residence.

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.

My property is my Principal Place of Residence, how do I have this changed?

If you believe your property has been incorrectly categorised as a NPPR category, and you reside at the property in question, please complete and return the *Notice of Objection against Categorisation* form and attach the required supporting documentation.

This form can be found on Council's website under 'Council Forms'. Alternatively, the form is available:

- At any Customer Service centre;
- Via post or email upon request, when contacting 1300 763 903.

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

No, your principal place of residence is Tully.

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, please complete the *Notice of Objection against Categorisation* form, and provide the requested supporting documentation.

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

No. Once the dwelling has been approved and relevant documentation submitted to Council's Building Department, 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 Principal Place of Residence category?

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

More information can be found under *Building, Planning and Plumbing Forms and Factsheets* on Council's website.

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 Principal Place of Residence category?

No. The second property is not your principal 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 classed as Principal Place of Residence.

If this is the case, you will need to complete the *Notice of Objection against Categorisation* form and provide the requested supporting documentation.

Still have questions?

For further information or an estimate on the NPPR General Rate, please contact Council on 1300 763 903 or alternatively, email enquiries@cassowarycoast.qld.gov.au