



National Rental Affordability Scheme (NRAS)

NRAS household income (indexation) for 2016-17 year

Overview

In order to be eligible for an incentive under NRAS, approved participants must ensure that dwellings are rented to eligible tenants.

The gross income limits for households of eligible tenants are specified in the NRAS Regulations.

Income levels are assessed against gross income limits according to the household composition. For NRAS purposes, a household is considered to be all persons who are tenants of the dwelling. All persons who ordinarily reside in a NRAS home must have their income included as a member of the household.

A household's gross income for the 12 months prior to commencement of tenancy of an NRAS dwelling must be equal to or less than the relevant income limit for the household's composition. Household income may then increase above the income limit. However, a dwelling ceases to be eligible for an incentive if the tenants' household income exceeds the applicable household income limit by 25 per cent or more in two consecutive eligibility years.

Each year, household income limits are indexed according to percentage changes of All Groups Component of the Consumer Price Index so that the limits effectively maintain the same target group of tenants over the life of the Scheme.

The 2016-17 household income limits

The 2016-17 household income eligibility limits are:

	2016-17 Year
1st Adult	\$48,527
1st Adult - sole parent	\$51,041
Each Additional Adult	\$18,564
Each Child	\$16,096
Independent minor	\$48,527

For ease of application purposes, a variety of 2016-17 income eligibility limits for various household compositions are presented below.

Household composition	Initial household income limit (\$)	Existing tenant income limit (\$)*
One adult	48,527	60,659
Two adults	67,089	83,862
Three adults	85,652	107,065
Four adults	104,214	130,268
Sole parent with one child	67,136	83,920
Sole parent with two children	83,232	104,040
Sole parent with three children	99,327	124,159
Couple with one child	83,185	103,982
Couple with two children	99,281	124,102
Couple with three children	115,376	144,220

*If the household income of an existing tenant exceeds the indicated limit (25 per cent greater than the initial income limit) in two consecutive NRAS years, the tenant will cease to be an eligible tenant. This column indicates figures which are 25 per cent higher than the household income limits for ease of reference for this purpose.

More information

For more information visit [the NRAS website](#).