



National Rental Affordability Scheme (NRAS)

NRAS household income (indexation) for 2018-19 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 2018-19 household income limits

The 2018-19 household income eligibility limits are:

| | 2018-19 Year (\$) |
|------------------------------|-------------------|
| First Adult | 50,489 |
| First Adult - sole parent | 53,104 |
| Each Additional Adult | 19,315 |
| Each Child | 16,748 |
| Independent minor | 50,489 |

For ease of application purposes, a variety of 2018-19 income eligibility limits for various household compositions are presented below.

| Household composition | Initial household income limit (\$) | Existing tenant income limit (\$)* |
|---------------------------------|--|---|
| One adult | 50,489 | 63,112 |
| Two adults | 69,804 | 87,255 |
| Three adults | 89,119 | 111,399 |
| Four adults | 108,434 | 135,543 |
| Sole parent with one child | 69,852 | 87,315 |
| Sole parent with two children | 86,600 | 108,250 |
| Sole parent with three children | 103,348 | 129,185 |
| Couple with one child | 86,552 | 108,190 |
| Couple with two children | 103,300 | 129,125 |
| Couple with three children | 120,048 | 150,060 |

*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](#).