



Pensioners and Seniors Concessions Scheme

Rates and Charges (Rebates and Deferments) Act 1992

As at 1 June 2022

This scheme provides pensioners and seniors with a rebate or deferment of their local government rates charges, water service charges, emergency services levy and underground electricity charges.

Eligibility for the concession

To receive a concession on local government rates, an applicant must own and occupy the property as their ordinary place of residence on 1 July of the current financial year.

To receive a concession on water service charges, an applicant must:

- own and occupy the property as their ordinary place of residence at the date of application **and**
- be the holder of a valid:
 - Pensioner Concession Card or
 - State Concession Card or
 - Commonwealth Seniors Health Card **together with** a WA Seniors Card or
 - WA Seniors Card.

To *own* means an applicant must:

- be the registered owner or co-owner of the property on the Certificate of Title (Note: where the property is co-owned a partial concession may apply) or
- have a right to reside or life tenancy at the property under the terms of a Will (probated) and be responsible for the payment of rates and charges raised against the property or
- hold a long-term lease (greater than 5 years) in a retirement village, park home, lifestyle village or caravan park.

Entitlement to the concession

Eligible pensioners and seniors can either obtain a rebate on, or defer, their local government rates charges, water service charges, emergency services levy and underground electricity charges.

The amount of the concession depends on the type of concession card an applicant holds:

Pensioner Concession Card OR State Concession Card

- Receive up to 50% rebate limited to a maximum (capped) amount of \$750.
- The option to defer rates may be available if the required criteria is met.
- Receive a rebate on water service charges, limited to a maximum (capped) amount.

WA Seniors Card AND Commonwealth Seniors Health Card

- Receive up to 50% rebate limited to a maximum (capped) amount of \$750.
- The option to defer rates may be available if the required criteria is met.

WA Seniors Card

- Receive up to 25% rebate limited to a maximum (capped) amount of \$100.
- There is no option to defer rates.

How to apply

An applicant should register their entitlement as soon as they receive their concession card.

Apply by following the link to 'Concession Applications' at www.watercorporation.com.au or contacting the Water Corporation on 1300 659 951. The Water Corporation will notify the relevant local government authority.

Registration will take effect from the date that it is received by the Water Corporation.

An applicant can only claim a concession on their local government rates charges, emergency services levy and underground electricity charges on one property in any one financial year. This must be the property owned and occupied on 1 July.

An applicant can claim a concession on their water service charges on the property they own and occupy at the date of application.

See the pro-rata provisions below if the applicant has become an eligible pensioner or senior during a financial year.

If your local government rates charges, water service charges, emergency services levy or underground electricity charges are in arrears, you may still be able to obtain a rebate or deferment if you enter into a satisfactory arrangement to pay the arrears.

Rebate or Deferment option

Rebate option

Pay the required amount on the notice by **30 June** of the current financial year, or the due date on the water service charges bill. Rates for any year must be paid by 30 June of that financial year.

Leaseholders in Retirement Villages, Park Homes, Lifestyle Villages or Caravan Parks must pay in accordance with the terms of their lease.

Note: If payments are received after the due date, you may lose the rebate for that financial year and must pay the full amount.

Deferment option

Local government rates charges, water service charges, emergency services levy and underground electricity charges will be automatically deferred if the amount required to be paid on the rates and/or water service notice is not paid by 30 June of the current financial year, or the due date on the water service charges bill.

Charges will not be deferred if the property is:

- occupied under a right to reside or life tenancy under the terms of a Will of a deceased estate
- subject to co-ownership, other than spouse/de facto, where not all owners are eligible pensioners
- subject to a long-term lease in a retirement village, park home, lifestyle village or caravan park or
- occupied by eligible applicants that hold a WA Seniors Card only.

Note: *Deferred charges:*

- *remain as a debt on the property until paid*
- *are not required to be paid until the entitlement to defer ceases (i.e. applicant moves out, sells the property, dies and leaves no surviving spouse/de facto)*
- *may be paid at any time, but a rebate cannot be claimed when they are paid and*
- *do not incur interest charges.*

Pro-rata provisions

For water service charges, applicants who become eligible pensioners or seniors during a financial year must register with the Water Corporation as soon as possible. The rebate will be calculated on how many days of that year an applicant was registered.

For local government rates, applicants who become eligible pensioners or seniors during a financial year will qualify for a pro-rata rebate if they owned and lived in the property on 1 July of that year.

Examples

Mary becomes a pensioner on 30 October 2019 and receives her pensioner concession card. She registers with the Water Corporation on 1 November and confirms that she was living at the same address on 1 July of that year. Mary is eligible to receive the rebate for her water service charges from 1 November and local government rates for the period 1 November 2019 to 30 June 2020.

Joe becomes a pensioner on 12 December 2019 and receives his pensioner concession card. He purchases a home and moves from rented accommodation into his new house in January 2020. Joe registers with the Water Corporation on 2 February 2020. Joe is eligible to receive a rebate on his water service charges from 2 February 2020 because he was living in the property at the date of his application. He is not eligible for a rebate on his local government rates as he did not own and live in the property on 1 July 2019. He will be eligible for the rates rebate for the 2020-21 year if he is still living in the property on 1 July 2020.

Change in circumstances

Applicants must immediately advise the Water Corporation if they:

- are issued with a new card or their card is cancelled/expired
- have changed any of their details that were provided on the original registration
- sell or transfer an interest in all, or part, of the property or move to another address
- have a spouse who ceases occupation of the property or
- as a WA Seniors Card holder, become an eligible pensioner or the holder of a Commonwealth Seniors Health Card.

The Water Corporation will notify the relevant local government of changes.

Multi-residential properties not strata titled

If an applicant has land with multiple homes which have not been strata-titled (e.g. duplex properties, group housing complexes), rebates may be apportioned according to the ownership interests and the extent the owner uses the property for residential purposes (i.e. what part of the land is occupied by the pensioner and/or senior for their use).

Commercial and farming properties occupied by pensioners and seniors

The concessional arrangements are targeted at residential property owned and occupied by pensioners and seniors. If the property is owner-occupied by the applicant and is also partly used for commercial purposes, the rebate may be apportioned according to the ownership interests and the extent that the property is used as a residence.

In such cases, the Water Corporation and/or the relevant local government authority will make a determination on the extent of the entitlement to a rebate.

Further Information

For further information regarding the Pensioners and Seniors Concessions Scheme, see WA.gov.au or phone the Water Corporation on 1300 659 951, RevenueWA on (08) 9262 1373 or your local government authority.

Contact RevenueWA			
Enquiry	www.osr.wa.gov.au/PensionerConcessions	Website	WA.gov.au
Office	200 St Georges Terrace Perth WA 6000	Phone	(08) 9262 1373 1300 368 364 (WA country landline callers)
Postal	GPO Box T1600 Perth WA 6845		

Note: The information contained in this fact sheet is issued for guidance purposes only. It is not an exhaustive explanation of the scheme. Obtain further information by contacting the Water Corporation, your local government authority or RevenueWA.