



# National Rental Affordability Scheme (NRAS)

## NRAS household income (indexation) for 2017-18 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 2017-18 household income limits

The 2017-18 household income eligibility limits are:

	2017-18 Year
1st Adult	<b>\$49,547</b>
1st Adult - sole parent	<b>\$52,113</b>
Each Additional Adult	<b>\$18,954</b>
Each Child	<b>\$16,435</b>
Independent minor	<b>\$49,547</b>

For ease of application purposes, a variety of 2017-18 income eligibility limits for various household compositions are presented below.

<b>Household composition</b>	<b>Initial household income limit (\$)</b>	<b>Existing tenant income limit (\$)*</b>
One adult	49,547	61,934
Two adults	68,501	85,627
Three adults	87,455	109,319
Four adults	106,409	133,012
Sole parent with one child	68,548	85,685
Sole parent with two children	84,983	106,229
Sole parent with three children	101,418	126,773
Couple with one child	84,936	106,170
Couple with two children	101,371	126,714
Couple with three children	117,806	147,258

\*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](#).