

# Key Dates: Federal Budget 2026 Tax Reforms



## Budget Night

7:30pm AEST



## Capital Gains Tax (CGT)

- The 50% discount is replaced with cost base indexation (indexation) and a minimum 30% tax rate applies on capital gains. Excludes superannuation funds and companies.
- Gains on investments are grandfathered from purchase date until 1 July 2027 allowing the 50% discount and no minimum tax to apply for this period (if available under current rules).
- Indexation and 30% minimum tax to apply to capital gains incurred from 1 July 2027. Capital gains for assets purchased and sold after 1 July 2027 will be calculated solely using the indexation rules for relevant entities with 30% minimum tax applying.
- The 50% discount or indexation may be used to calculate capital gains on new residential dwellings genuinely adding to the housing supply for relevant entities.
- Pre-CGT assets brought into the capital gains tax rules **for all entities** with gains accrued from 1 July 2027 being taxable. Gains on pre-CGT assets accrued prior to 1 July 2027 will continue to remain disregarded.

12 MAY 2026

1 JULY 2027

1 JULY 2028

30 JUNE 2030

## Negative Gearing

- Fully grandfathered for any residential properties purchased or under contract before 7.30pm AEST. Any established residential property purchased after this time will be subject to the new regime from 1 July 2027.
- Vacant land held prior to 7:30pm AEST on 12 May 2026 may be eligible for grandfathering where a residual dwelling is constructed after, subject to the specific facts.
- Negative gearing remains available for new residential dwellings genuinely adding to housing supply.



## Trusts

Start date of CGT rollover relief period for restructuring out of discretionary trusts. Specific details regarding relief is currently unknown.



## Negative Gearing

Losses quarantined for established residential properties purchased after 7.30pm AEST on 12 May 2026.



## Trusts

A 30% minimum tax on discretionary trust distributions liable to the Trustee. Specific details are currently unknown.



## Trusts

CGT rollover relief period ends.



For tailored advice, contact **Kylee Smith** or your Pilot advisor on (07) 3023 1300 or [info@pilotpartners.com.au](mailto:info@pilotpartners.com.au).

Scan the code for the latest Federal Budget 2026 updates and ongoing insights as new developments arise.

**DISCLAIMER:** This publication contains general information only and is not intended to constitute financial advice. Any information provided or conclusions made, whether expressed or implied, do not take into account individual circumstances. It should not be relied upon as a substitute for professional advice.

Pilot is a trade mark of Pilot Partners Ltd ACN 105 267 061 ABN 58 144 064 946. Liability limited by a scheme approved under Professional Standards Legislation. Nexia is a worldwide network of independent accounting and consulting firms.