

## Circular to Councils

Subject/title	Rating information 2026-27
Circular Details	Circular 26-06 / 15 May 2026 / A994414
Previous Circular	<a href="#">25-06 – Rating-information-2025-26</a>
Who should read this	General Managers / All council staff
Contact	Performance Team / (02) 4428 4100 / <a href="mailto:olg@olg.nsw.gov.au">olg@olg.nsw.gov.au</a>
Action required	Information / Council to Implement

### What's new or changing?

- Maximum boarding house tariffs for 2026-27 have been determined
- Maximum interest rate payable on overdue rates and charges for 2026-27 has been determined
- Section 603 Certificate fee for 2026-27 has been determined
- Statutory limit on the maximum amount of minimum rates for 2026-27 has been determined

### What will this mean for council?

- Councils should incorporate these determinations into their 2026-27 rating structures, Operational Plan and Revenue Policy.

### Key points

#### Boarding House Tariffs

- In accordance with section 516 of the *Local Government Act 1993* (the Act), it has been determined that for the purpose of the definition of 'boarding house' and 'lodging house', the maximum tariffs, excluding GST, that a boarding house or lodging house may charge tariff-paying occupants are:

- a) Where full board and lodging is provided:  
\$482 per week for single accommodation; or  
\$794 per week for a family or shared accommodation.
  - b) Where less than full board or lodging is provided:  
\$325 per week for single accommodation; or  
\$534 per week for family or shared accommodation.
- Notice giving effect to these decisions has been published in the NSW Government Gazette (Government Gazette No 184 – 15<sup>th</sup> day of May 2026).

#### Maximum Interest Rate on Overdue Rates and Charges

- In accordance with section 566(3) of the Act, it has been determined that the maximum rate of interest payable on overdue rates and charges for the period 1 July 2026 to 30 June 2027 will be 9.5% per annum
- The methodology used to calculate the interest rate applicable for the period 1 July 2026 to 30 June 2027 is the Supreme Court methodology (the Reserve Bank cash rate plus 6%), rounded to the nearest half per cent. The cash rate used for the purposes of the maximum interest rate for local government is based on the cash rate set by the Reserve Bank of Australia on 9 December 2025.
- Notice giving effect to these decisions has been published in the NSW Government Gazette (Government Gazette No 184 – 15<sup>th</sup> day of May 2026)

#### Section 603 Certificate

- Under section 603 of the Act, councils may issue a certificate as to the amount (if any) of rates, charges, etc. due or payable to the council for a parcel of land. Section 603(2) states the application must be accompanied by the approved fee. In accordance with the approved methodology, the approved fee for 2026-27 is determined to be \$105.
- This determination applies to the issuing of a certificate for the matters specified in section 603(2) of the Act. Where a council offers to provide other information as an optional service, the council is not prevented from separately determining an approved fee for that additional service. Furthermore, a council is not prevented from determining approved fees for additional services required by an applicant for the expedited processing of a Section 603 Certificate.

### Statutory limit on the maximum amount of minimum rates

- Following a recommendation by Independent Pricing and Regulatory Tribunal (IPART), clause 126 of the Local Government (General) Regulation 2021 will be amended on 1 July 2026 by the Local Government (General) Amendment (Minimum Amounts of Rate) Regulation 2026, so that under section 548(3)(a) of the Act, the maximum amount of the minimum ordinary rate will be \$655 for 2026-27.
- The maximum amount of a minimum special rate (not being a water supply special rate or a sewerage special rate) prescribed by section 548(3)(b) of the Act will remain unchanged at \$2.

---

### Where to go for further information

- Office of Local Government has further information available at <https://www.olg.nsw.gov.au/councils/council-finances/rating-and-special-variations/>.



**Brett Whitworth PSM**  
Deputy Secretary, Local Government