



info@argylehousing.com.au | www.argylehousing.com.au

Income Limits

National Rental Affordability Scheme (NRAS)

For NRAS purposes, a household is considered to be all persons who are tenants of the dwelling. All persons who ordinarily reside in an NRAS home must have their income included as a member of the household.

Maximum Initial Household Income for the 2020-21 NRAS year

The initial household income limits for the 2020-21 NRAS year (i.e. the period 1 May 2020 to 30 April 2021) are:

2020-21 NRAS Year	Initial Income Limit
First adult	\$52,324
First adult – sole parent	\$55,034
Each additional adult	\$20,017
Each child*	\$17,357

*Child means a person under 18 years of age who is financially dependent on an eligible tenant. If a person under 18 years of age is financially independent, they are considered an adult for NRAS purposes.

For example, if a household consists of a sole parent with two children, regardless of whether the parent has sole or shared custody, the gross household income for the 12 month period prior to entering the dwelling must be equal to or less than \$89,748 (i.e. \$55,034 + \$17,357 + \$17,357).

For ease of application, the initial and existing household income limits for various household compositions are shown in the table below.

2020-21 NRAS Year		
Household Composition	Initial Income Limit	Existing Tenant Income Limit*
One adult	\$52,324	\$65,405
Two adults	\$72,341	\$90,427
Three adults	\$92,358	\$115,448
Four adults	\$112,375	\$140,469
Sole parent with one child	\$72,391	\$90,489
Sole parent with two children	\$89,748	\$112,185
Sole parent with three children	\$107,105	\$133,882
Couple with one child	\$89,698	\$112,123
Couple with two children	\$107,055	\$133,819
Couple with three children	\$124,412	\$155,515

*This column shows figures which are 25 per cent more than the initial household income limits. If the combined gross household income of existing tenants exceeds the initial income limit by 25 per cent or more (i.e. is at or is more than the existing tenant income limit) in two consecutive eligibility years, the tenants will cease to be eligible tenants.

The information on this page has been sourced from: <https://www.dss.gov.au/our-responsibilities/housing-support/programs-services/national-rental-affordability-scheme/national-rental-affordability-scheme-nras-household-income-indexation> and is current as of June 2020.