

National Rental Affordability Scheme (NRAS)

Income Limits

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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 2021-22 NRAS year

The initial household income limits for the 2021-22 NRAS year (i.e. the period 1 May 2021 to 30 April 2022) are:

2021-22 NRAS Year	Initial Income Limit
First adult	\$52,795
First adult – sole parent	\$55,530
Each additional adult	\$20,198
Each child*	\$17,514

*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 \$90,558 (i.e. \$55,530 + \$17,514 + \$17,514).

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



2021-22 NRAS Year		
Household Composition	Initial Income Limit	Existing Tenant Income Limit*
One adult	\$52,795	\$65,994
Two adults	\$72,993	\$91,242
Three adults	\$93,191	\$116,489
Four adults	\$113,389	\$141,737
Sole parent with one child	\$73,044	\$91,305
Sole parent with two children	\$90,558	\$113,198
Sole parent with three children	\$108,072	\$135,090
Couple with one child	\$90,507	\$113,134
Couple with two children	\$108,021	\$135,027
Couple with three children	\$125,535	\$156,919

*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 April 2021.

