

# Rates and charges information

July 2025 to June 2026

## Proposed rates schedule 2025/2026

Issue date	Due date
21 July 2025	22 August 2025
15 October 2025	14 November 2025
16 January 2026	20 February 2026
15 April 2026	15 May 2026

The proposed rates schedule is provided as a guide only and may change.

## Pensioner concession

If you have an approved pensioner concession card issued by Centrelink or Department of Veterans Affairs and live in your property, you may be eligible for a pensioner concession. To find out how to apply visit [logan.qld.gov.au/rates](https://logan.qld.gov.au/rates) and select 'Pensioner concessions' or visit one of our customer service centres.

## Other charges

If you have questions about other charges on your rate notice, please visit [logan.qld.gov.au/rates](https://logan.qld.gov.au/rates) or scan the QR code.



## How is the general rate calculated?

There are 3 key elements used to calculate the general rate. They are:

### Rateable value

The land value is provided by the State Government and is used to calculate the rateable value. The land value for each property is averaged over 3 years to lessen the impact of large changes. An example of the formula is given below.

$$\begin{array}{rcllcl} & \text{Land value} & & & & \\ & 2023/24: \$450,000 & & & & \\ & + & & \text{Years} & & \text{Rateable value} \\ 2024/25: \$450,000 & \div & 3 & = & 2025/26: \$500,000 \\ & + & & & & \\ & 2025/26: \$600,000 & & & & \end{array}$$

### Rate in the dollar (RID)

The rate in the dollar is the rate multiplied by the rateable value to calculate the general rate charge. An example of the formula for calculating the general rate is given below for a Residential (Owner-Occupied) property with a rateable value of \$500,000. The total annual charge is divided by 4 to show the quarterly amount.

$$\begin{array}{rclclcl} \text{Rateable value} & & \text{Rate in the dollar} & & \text{Per year} & & \text{Quarters} & & \text{Per quarter} \\ \$500,000 & \times & 0.003918 & = & \$1,959.00 & \div & 4 & = & \$489.75 \\ & & (0.3918/100) & & & & & & \end{array}$$

### Minimum charge

A minimum charge is set to ensure all ratepayers make a reasonable rate contribution to the city. The minimum charge is the lowest amount a property owner can be charged based on their general rating category. If the general rate calculated is less than the minimum charge for the applicable rating category, then the minimum charge will apply.

### Think that your rating category is incorrect?

If you think the rating category shown on your rate notice is incorrect, you can complete an objection form and submit it to us **within 30 days** from the rate notice issue date. The form is available at [logan.qld.gov.au/residents/rates/charges-and-exemptions](https://logan.qld.gov.au/residents/rates/charges-and-exemptions) by selecting 'General rate category statement' or you can visit one of our customer service centres.



# Differential general rate categories

## CATEGORY – RESIDENTIAL (OWNER-OCCUPIED)

**Rate cents in \$:** 0.3918

**Min. qtrly charge:** \$404.06

**Land use codes:** 02, 03, 05, 08, 09

**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for residential purposes.
2. is the registered owner's principal place of residence.
3. is not categorised in any other general rating category.
4. meets the criteria for a primary land use code identified for this rating category.

Refer to 'Residential' notes for further information

## CATEGORY – RESIDENTIAL (NON-OWNER-OCCUPIED)

**Rate cents in \$:** 0.5326

**Min. qtrly charge:** \$502.07

**Land use codes:** 02, 05, 08, 09

**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for residential purposes.
2. is not the registered owner's principal place of residence.
3. is not categorised in any other general rating category.
4. meets the criteria for a primary land use code identified for this rating category.

Refer to 'Residential' notes for further information

## CATEGORY – MULTI-RESIDENTIAL 1 (2 TO 3 UNITS)

**Rate cents in \$:** 0.6402

**Min. qtrly charge:** \$707.09

**Land use codes:** 02, 03, 05, 08, 09

**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for multi-residential purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. contains greater than or equal to 2 units but less than or equal to 3 units.

## CATEGORY – MULTI-RESIDENTIAL 2 (4 TO 12 UNITS)

**Rate cents in \$:** 0.7405

**Min. qtrly charge:** \$1,337.44

**Land use codes:** 03, 08, 09

**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for multi-residential purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. contains greater than or equal to 4 units but less than or equal to 12 units.

Refer to 'Multi-Residential' notes for further information

## CATEGORY – MULTI-RESIDENTIAL 3 (13 TO 19 UNITS)

**Rate cents in \$:** 1.0383

**Min. qtrly charge:** \$3,414.31

**Land use codes:** 03, 08, 09

**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for multi-residential purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. contains greater than or equal to 13 units but less than or equal to 19 units.

Refer to 'Multi-Residential' notes for further information

## CATEGORY – MULTI-RESIDENTIAL 4 (20 TO 29 UNITS)

**Rate cents in \$:** 1.1754

**Min. qtrly charge:** \$4,444.66

**Land use codes:** 03, 08, 09

**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for multi-residential purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. contains greater than or equal to 20 units but less than or equal to 29 units.

Refer to 'Multi-Residential' notes for further information

## CATEGORY – MULTI-RESIDENTIAL 5 (30+ UNITS)

**Rate cents in \$:** 1.5672

**Min. qtrly charge:** \$5,656.84

**Land use codes:** 03, 08, 09

**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the

improvements thereon, could be used for multi-residential purposes.

2. meets the criteria for a primary land use code identified for this rating category.
  3. contains greater than or equal to 30 units.
- Refer to 'Multi-Residential' notes for further information

## CATEGORY – VACANT LAND 1

**Rate cents in \$:** 0.3918

**Min. qtrly charge:** \$404.06

**Land use codes:** 01, 04, 06, 94

**Description:** Includes all rateable land that:

1. is vacant land.
  2. meets the criteria for a primary land use code identified for this rating category.
  3. has a rateable value less than or equal to \$850,000.
- Refer to 'Vacant Land' notes for further information

## CATEGORY – VACANT LAND 2

**Rate cents in \$:** 0.5877

**Min. qtrly charge:** N/A

**Land use codes:** 01, 04, 06, 94

**Description:** Includes all rateable land that:

1. is vacant land.
2. meets the criteria for a primary land use code identified for this rating category.
3. has a rateable value greater than \$850,000, but less than or equal to \$1,500,000.

Refer to 'Vacant Land' notes for further information

## CATEGORY – VACANT LAND 3

**Rate cents in \$:** 0.7836

**Min. qtrly charge:** N/A

**Land use codes:** 01, 04, 06, 94

**Description:** Includes all rateable land that:

1. is vacant land.
2. meets the criteria for a primary land use code identified for this rating category.
3. has a rateable value greater than \$1,500,000.

Refer to 'Vacant Land' notes for further information

## CATEGORY – MISCELLANEOUS

**Rate cents in \$:** 0.3918

**Min. qtrly charge:** \$404.06

**Land use codes:** 08, 09, 32, 50, 51, 52, 55, 56, 57, 92, 97, 99

**Description:** Includes all

rateable land that is used for miscellaneous purposes or is not included in any other general rating category.

## CATEGORY – SUBDIVISION: UNALLOCATED LANDS

**Rate cents in \$:** 0.3918

**Min. qtrly charge:** N/A

**Land use codes:** 72

**Description:** Includes all rateable land that:

1. is not allocated. Includes subdivided land that is not yet developed in accordance with section 49 of the *Land Valuation Act 2010*.
2. meets the criteria for a primary land use code identified for this rating category.

## CATEGORY – POULTRY (LESS THAN 100,000 BIRDS)

**Rate cents in \$:** 1.3784

**Min. qtrly charge:** \$2,497.91

**Land use codes:** 87

**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for poultry farming with approval for less than 100,000 birds.
2. meets the criteria for a primary land use code identified for this rating category.

## CATEGORY – POULTRY (GREATER THAN 100,000 BIRDS)

**Rate cents in \$:** 3.0772

**Min. qtrly charge:** \$4,994.60

**Land use codes:** 87

**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for poultry farming with approval for greater than or equal to 100,000 birds.
2. meets the criteria for a primary land use code identified for this rating category.

## CATEGORY – FARMING

**Rate cents in \$:** 0.4154

**Min. qtrly charge:** \$487.67

**Land use codes:** 64, 65, 66, 67, 68, 69, 74, 75, 79, 80, 81, 82, 83, 84, 85, 86, 88, 89

**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for farming purposes.
2. the use has an agricultural purpose.

3. is for the purpose of profit on a continuous or repetitive basis.
4. meets the criteria for a primary land use code identified for this rating category.

## CATEGORY – INDUSTRIAL 1

**Rate cents in \$:** 1.3519

**Min. qtrly charge:** \$890.94

**Land use codes:** 08, 09, 28, 29, 33, 34, 36, 39, 95

**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for industrial purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. has a rateable value less than or equal to \$640,000.
4. is not categorised in 214 or 215. (Industrial 4 or Offensive and Extractive Industry).

## CATEGORY – INDUSTRIAL 2

**Rate cents in \$:** 1.4203

**Min. qtrly charge:** N/A

**Land use codes:** 08, 09, 28, 29, 33, 34, 36, 39, 95

**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for industrial purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. has a rateable value greater than \$640,000 but less than or equal to \$1,250,000.
4. is not categorised in 214 or 215. (Industrial 4 or Offensive and Extractive Industry).

## CATEGORY – INDUSTRIAL 3

**Rate cents in \$:** 1.5068

**Min. qtrly charge:** N/A

**Land use codes:** 08, 09, 28, 29, 33, 34, 36, 39, 95

**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for industrial purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. has a rateable value greater than \$1,250,000.
4. is not categorised in 214 or 215. (Industrial 4

or Offensive and Extractive Industry).

**CATEGORY – INDUSTRIAL 4**  
**Rate cents in \$:** 1.5364  
**Min. qtrly charge:** \$1,058.55  
**Land use codes:** 35  
**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for industrial purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. meets the criteria or use description that corresponds with the 'general industry' land use category.

**CATEGORY – OFFENSIVE & EXTRACTIVE INDUSTRY**  
**Rate cents in \$:** 2.3347  
**Min. qtrly charge:** \$2,425.83  
**Land use codes:** 37, 40  
**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for industrial purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. meets the criteria or use description that corresponds with the 'extractive industry' or 'Noxious/offensive industry' land use category.

**CATEGORY – SERVICE STATIONS, & OIL DEPOTS**  
**Rate cents in \$:** 2.2185  
**Min. qtrly charge:** \$1,764.24  
**Land use codes:** 08, 09, 30, 31  
**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for service stations or oil depots.
2. meets the criteria for a primary land use code identified for this rating category.

**CATEGORY – COMMERCIAL & OFFICES 1**  
**Rate cents in \$:** 1.9971  
**Min. qtrly charge:** \$890.94  
**Land use codes:** 07, 08, 09, 10, 11, 12, 13, 14, 15, 17, 18, 25, 26, 27, 38, 41, 43, 44, 48, 49, 58  
**Description:** Includes all rateable land that:

1. is primarily used for, or

in consideration of the improvements thereon, could be used for commercial or office purposes.

2. meets the criteria for a primary land use code identified for this rating category.
3. has a rateable value less than or equal to \$375,000.

**CATEGORY – COMMERCIAL & OFFICES 2**  
**Rate cents in \$:** 2.0757  
**Min. qtrly charge:** N/A  
**Land use codes:** 07, 08, 09, 10, 11, 12, 13, 14, 15, 17, 18, 25, 26, 27, 38, 41, 43, 44, 48, 49, 58  
**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for commercial or office purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. has a rateable value greater than \$375,000 but less than or equal to \$1,000,000.

**CATEGORY – COMMERCIAL & OFFICES 3**  
**Rate cents in \$:** 2.1772  
**Min. qtrly charge:** N/A  
**Land use codes:** 07, 08, 09, 10, 11, 12, 13, 14, 15, 17, 18, 25, 26, 27, 38, 41, 43, 44, 48, 49, 58  
**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for commercial or office purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. has a rateable value greater than \$1,000,000.

**CATEGORY – DRIVE-IN SHOPPING CENTRES AND CARPARKS 1**  
**Rate cents in \$:** 3.3057  
**Min. qtrly charge:** \$2,205.30  
**Land use codes:** 08, 09, 16, 22  
**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for a drive-in shopping centre and associated parking.
2. meets the criteria for a primary land use code

identified for this rating category.

3. Has a rateable value less than or equal to \$5,000,000.

**CATEGORY – DRIVE-IN SHOPPING CENTRES AND CARPARKS 2**  
**Rate cents in \$:** 3.5579  
**Min. qtrly charge:** N/A  
**Land use codes:** 08, 09, 16, 22  
**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for a drive-in shopping centre and associated parking.
2. meets the criteria for a primary land use code identified for this rating category.
3. has a rateable value greater than \$5,000,000 but less than or equal to \$10,000,000.

**CATEGORY – DRIVE-IN SHOPPING CENTRES AND CARPARKS 3**  
**Rate cents in \$:** 3.7280  
**Min. qtrly charge:** N/A  
**Land use codes:** 08, 09, 16, 22  
**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for a drive-in shopping centre and associated parking.
2. meets the criteria for a primary land use code identified for this rating category.
3. has a rateable value greater than \$10,000,000.

**CATEGORY – HOTELS AND LICENSED CLUBS**  
**Rate cents in \$:** 2.6050  
**Min. qtrly charge:** \$1058.55  
**Land use codes:** 08, 09, 42, 47  
**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used as a hotel or a licensed club.
2. meets the criteria for a primary land use code identified for this rating category.

**CATEGORY – RETAIL WAREHOUSES AND OUTDOOR SALES AREAS**  
**Rate cents in \$:** 2.1616  
**Min. qtrly charge:** \$890.94  
**Land use codes:** 08, 09,

23, 24  
**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used as a retail warehouse or outdoor sales area.
2. meets the criteria for a primary land use code identified for this rating category.

**CATEGORY – MINOR STORAGE UNIT**  
**Rate cents in \$:** 2.0923  
**Min. qtrly charge:** \$440.86  
**Land use codes:** 06, 08, 09  
**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for minor storage purposes.
2. meets the criteria for a primary land use code identified for this rating category.
3. has a land size of 100m<sup>2</sup> or less.

**CATEGORY – TRANSFORMERS**  
**Rate cents in \$:** 1.5091  
**Min. qtrly charge:** \$1,010.03  
**Land use codes:** 08, 09, 91  
**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used for transformers.
2. meets the criteria for a primary land use code identified for this rating category.

**CATEGORY – RESIDENTIAL INSTITUTIONS (UP TO 50 SITES)**  
**Rate cents in \$:** 0.5163  
**Min. qtrly charge:** \$4,540.16  
**Land use codes:** 21  
**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used as a residential institution.
2. meets the criteria for a primary land use code identified for this rating category.
3. contains less than or equal to 50 sites.

**CATEGORY – RESIDENTIAL INSTITUTIONS (51 - 100 SITES)**  
**Rate cents in \$:** 1.2755  
**Min. qtrly charge:** \$11,348.57  
**Land use codes:** 21

**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used as a residential institution.
2. meets the criteria for a primary land use code identified for this rating category.
3. contains greater than or equal to 51 sites but less than or equal to 100 sites.

**CATEGORY – RESIDENTIAL INSTITUTIONS (101 - 210 SITES)**  
**Rate cents in \$:** 1.6958  
**Min. qtrly charge:** \$17,220.49  
**Land use codes:** 21  
**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used as a residential institution.
2. meets the criteria for a primary land use code identified for this rating category.
3. contains greater than or equal to 101 sites but less than or equal to 210 sites.

**CATEGORY – RESIDENTIAL INSTITUTIONS (211 - 275 SITES)**  
**Rate cents in \$:** 1.8491  
**Min. qtrly charge:** \$33,592.47  
**Land use codes:** 21  
**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used as a residential institution.
2. meets the criteria for a primary land use code identified for this rating category.
3. contains greater than or equal to 211 sites but less than or equal to 275 sites.

**CATEGORY – RESIDENTIAL INSTITUTIONS (276+ SITES)**  
**Rate cents in \$:** 1.9634  
**Min. qtrly charge:** \$47,662.96  
**Land use codes:** 21  
**Description:** Includes all rateable land that:

1. is primarily used for, or in consideration of the improvements thereon, could be used as a residential institution.
2. meets the criteria for a primary land use code identified for this rating category.
3. contains greater than or equal to 276 sites.

## Land use categories

Code	Description	Code	Description	Code	Description
01	Vacant Urban Land	29	Transport Terminal	64	Cattle Grazing/Breeding
02	Single Dwelling	30	Service Station	65	Cattle Breeding and Fattening
03	Multiple Dwelling (Flats)	31	Oil Depot	66	Cattle Fattening
04	Vacant Land – Large Site	32	Wharf	67	Goats
05	Single Dwelling – Large Site	33	Builders Yard	68	Dairy Cattle (Milk Quota)
06	Outbuilding	34	Cold Store /Ice works	69	Dairy Cattle (Milk No Quota)
07	Guest house / private hotel	35	General Industry	72	Non-Allocated Land
08	Building Unit (Strata Unit)	36	Light Industry	74	Turf Farm
09	Group Title (Strata Unit)	37	Noxious/Offensive Industry	75	Sugar Cane
10	Combined Multi Dwg and Shops	38	Advertising Hoarding	79	Orchard
11	Single shop	39	Harbour Industries	80	Tropical Fruits
12	Group of more than 6 shops	40	Extractive Industry	81	Pineapples
13	Group of 2-6 shops	41	Child Care	82	Vineyards
14	Shops – Main Retail	42	Hotel/Tavern	83	Small Crops and Fodder (Irrigated)
15	Shops – Secondary Retail	43	Motel	84	Small Crops and Fodder (Non-Irrigated)
16	Drive-in shopping centre	44	Nursery	85	Rural Use – Pigs
17	Restaurant	47	Licensed Club	86	Rural Use – Horses
18	Special tourist attraction	48	Sports Club/Facilities	87	Rural Use – Poultry
21	Residential institution	49	Caravan Park and Camping	88	Forestry and Logs
22	Car Park	50	Other clubs (Non business)	89	Rural Use – Animals Special
23	Retail Warehouse	51	Religious	91	Transformer
24	Outdoor sales area	52	Cemetery	92	Defence force establishments
25	Office(s)	55	Library	94	Vacant Rural Land
26	Funeral Parlour	56	Showgrounds/Racecourses/Airfields	95	Reservoir, dams, bores
27	Hospital or Convalescent Home	57	Parks and Gardens	97	Welfare Home/Institution
28	Warehouse or Bulk Store	58	Educational	99	Community Protection Centre

## Rating category notes

### Residential

- If a person owns multiple properties within the Logan City Council jurisdiction, only one will be classified under the Residential (Owner-Occupied) rating category.
- Residential properties owned by entities other than natural persons will be categorised as Residential (Non-Owner-Occupied). However, property owners residing on-site may request reclassification to Residential (Owner-Occupied). This applies to properties held by trusts or companies where trustees, beneficiaries, or company owners reside at the premises.
- Deceased estates will be classified under the Residential (Non-Owner-Occupied) rating category.
- Multi-residential properties with 2 units (e.g., a single dwelling with a secondary dwelling, auxiliary unit, or duplex) will be classified as Residential (Owner-Occupied) if the registered owner resides in either unit. If the owner does not reside on the premises, the property will be categorised under Multi-Residential 1.
- Multi-residential properties comprising more than 2 units will be assigned to a Multi-Residential rating category, irrespective of owner occupancy.

### Multi-residential

- The total number of units includes secondary dwellings, granny flats, auxiliary units etc.
- Multi-residential properties containing 2 units (such as a single dwelling with a secondary dwelling, auxiliary unit, or duplex) will be classified as Multi-Residential 1 if the owner does not reside in either unit. If the owner occupies a unit, the property will be included in the Residential (Owner-Occupied) rating category.

### Vacant land

- Vacant land includes:
  - A parcel of land with no structures.
  - A parcel of land where construction is currently underway, but not yet completed and final certification has not been given.
  - A parcel of land which contains a domestic outbuilding without a habitable structure (e.g. a private garage, carport or shed)
  - Undeveloped land.
- Properties that qualify for inclusion in another rating category will be assigned to that rating category instead of Vacant land.