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Changes to LRBAs for property from 10 August

New rules will apply to SMSFs using an LRBA to acquire real property from 10 August.

Last updated 29 July 2026

The Treasury Laws Amendment (Tax Reform No. 1) Act 2026 received Royal Assent on 26 June and changes Limited Recourse Borrowing Arrangements (LRBA) provisions for self-managed super funds (SMSFs).

The new rules apply to LRBA arrangements entered into on or after 10 August 2026.

Under the new rules, an LRBA can only be used to acquire real property if the property is business real property.

The following arrangements are unaffected:

- existing LRBAs entered into before 10 August 2026
- refinancing of existing LRBAs entered into before 10 August 2026
- binding contracts to acquire real property exchanged before 10 August 2026, even if the contract settles or the LRBA is entered into after this date.

If you're considering entering into an LRBA, read more about these changes at Changes to limited recourse borrowing arrangements.

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