

Local government discount rate

25 February 2026

1 February 2026 update

As at the end of January 2026, the nominal local government discount rate is 4.0% and the real discount rate is 1.4%.

We recommend councils apply the local government discount rate when calculating local infrastructure contributions using a net present value (NPV) approach. IPART is currently [reviewing its methodology for determining the local government discount rate](#), which is set for completion later this year.

We calculate an updated discount rate every 6 months. Our approach to calculating the discount rate is:

- consistent with IPART's WACC method (in determining the cost of debt for utilities)
- market based (based on an assumed credit rating for the sector)
- relatively simple to administer
- based on historical data on the relevant debt margin.

This approach is explained in more detail in our July 2025 Technical Paper, [Modelling local infrastructure contributions in a present value framework](#). We have also included the calculation of the local government discount rate in the WACC model spreadsheet, available on our website [here](#).

Our method for calculating the discount rate uses a market-based estimate of the cost of debt for the local government sector. We calculate this by taking the risk-free rate (10-year Commonwealth bond yield), adding half of a debt margin spread (for 10-year non-financial corporate A-rated debt) and debt-raising costs of 12.5 basis points.

Councils have the flexibility to model contributions rates using either nominal or real values. If councils use real values, they should use a real discount rate. We adjust the nominal discount rate for inflation to derive a real discount rate. Our inflation estimate is the average of the RBA's inflation forecast for the next year, and 4 years of the midpoint of its target inflation range.

IPART will next publish the local government discount rate in August 2026.

2 February 2026 update calculations

Since the publication of our last Fact Sheet in August 2025, the nominal discount rate has increased from 3.9% to 4%. The real discount rate has increased from 1.2% to 1.4%.

Table 1 shows the nominal and real discount rates and the various components that make up the rates.

Table 1 Calculating nominal and real discount rates – IPART method

Relevant rates	Commonwealth 10-yr bond yield (%) ^b	Corporate A-rated 10-yr yield (%) ^b	Spread (%)
Current cost of debt ^a	3.70	4.90	
Historic cost of debt ^a	2.90	4.10	
Midpoint	3.3	4.5	1.2
Calculating the discount rate			
Commonwealth 10-year bond yield (midpoint)	3.3		
+ half of the spread	0.600		
+ debt raising costs	0.125		
= Nominal discount rate	4.025		
Inflation forecast ^c	2.60		
Real discount rate	1.39		
Nominal discount rate (rounded to 1 decimal place)	4.0		
Real discount rate (rounded to 1 decimal place)	1.4		

a We use a trailing average to calculate the historic and current cost of debt. The historic cost of debt consists of 10 equal tranches of debt for a 10-year period and the current cost of debt consists of 5 equal tranches of debt for a 5-year period.

b For each tranche of debt, the Commonwealth 10-year bond yield is based on 40 trading days of data and the non-financial corporate A-rated 10-year yield is based on 2 months of data.

c The inflation forecast is based on the current 1-year forecast based on quarterly data from the RBA's Statement of Monetary Policy, and the remaining 4 years is based on midpoint of the RBA's target band of inflation of 2.5%.

d The bond yield values are all rounded to 1 decimal place to be consistent with the corresponding inputs in the primary WACC calculation.

Note: The periods over which the trailing averages are calculated are to 31 January 2026.

Source: Reserve Bank of Australia, Statistical Tables F2 (Commonwealth 10-year bond yield), F3 (non-financial corporate A-rated 10-year yield) and Statement of Monetary Policy (inflation).