



Base interest rate (BIR) and maximum permissible interest rate (MPIR) for residential aged care

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Calculating accommodation payments and contributions

Aged care legislation requires approved providers to use the **MPIR** to calculate:

- daily accommodation payments (DAP)
- maximum refundable accommodation contributions (RAC)
- reduced daily accommodation contributions (DAC) paid by residents who have paid a RAC.

For more information see [accommodation payments and contributions](#) on the Department's website. Further details can be found in sections 289-10, 292-5, 296-5 and 298-10 of the [Aged Care Rules 2025](#).

To work out **accommodation payments**, use the MPIR that was current on the day the resident agreed to a room price.

To work out **accommodation contributions**, use the MPIR that was current on the day the resident entered care in your service.

Interest on refunds of accommodation lump sum balances

Use the BIR and MPIR to calculate interest payable on any lump sum amounts held by your service when a resident permanently leaves your care:

- the **BIR** may be payable from the day after the resident dies or leaves your care up to the end of the legislated refund period. Use the BIR current on the first day of the refund period, as defined in section 5-5 of the Aged Care Rules 2025
- the **MPIR** may be payable from the day after the end of the refund period until the refund is paid. Use the MPIR current on the day after the end of the refund period.

The refund period varies depending on the conditions under which the resident departed care, as set out in section 311 of the [Aged Care Act 2024](#).

For more information on how to work out refund interest, see [refunding lump sums](#) on the department's website. Full details are in Chapter 9, Part 3, Division 7 (Refundable Deposits) of the Aged Care Rules 2025.

Interest on late payments and contributions

If you charge interest for [late DAPs or DACs](#), you cannot use an interest rate above the MPIR for the day on which the daily payment became due and payable. See section 301 of the *Aged Care Act 2024* and section 301-5 of the *Aged Care Rules 2025*.

Interest on refunds of overpaid daily payment and refundable deposit amounts

Use the MPIR for calculating the interest payable as part of the refund of overpaid amounts of daily payments and refundable deposits: see sections 302-20 and 304-5 of the *Aged Care Rules 2025*, respectively.

Interest on refunds of overcharged retentions

Use the MPIR to calculate the interest you need to pay as part of the refund of overcharged [RAD/RAC retention amounts](#) (section 308-11 of the *Aged Care Rules 2025*).

BIR and MPIR table of current and previous rates

| Time period | BIR (%) | MPIR (%) |
|-------------------------|---------|----------|
| 1/07/2026 to 30/09/2026 | 3.25 | 8.43 |
| 1/04/2026 to 30/06/2026 | 3.25 | 7.96 |
| 1/01/2026 to 31/03/2026 | 2.75 | 7.65 |
| 1/10/2025 to 31/12/2025 | 2.75 | 7.61 |
| 1/07/2025 to 30/09/2025 | 2.25 | 7.78 |
| 1/04/2025 to 30/06/2025 | 2.25 | 8.17 |
| 1/01/2025 to 31/03/2025 | 2.25 | 8.42 |
| 1/10/2024 to 31/12/2024 | 2.25 | 8.38 |
| 1/07/2024 to 30/09/2024 | 2.25 | 8.36 |
| 1/04/2024 to 30/06/2024 | 2.25 | 8.34 |
| 1/01/2024 to 31/03/2024 | 2.25 | 8.38 |
| 1/10/2023 to 31/12/2023 | 2.25 | 8.15 |
| 1/07/2023 to 30/09/2023 | 2.25 | 7.90 |
| 1/04/2023 to 30/06/2023 | 2.25 | 7.46 |
| 1/01/2023 to 31/03/2023 | 2.25 | 7.06 |
| 1/10/2022 to 31/12/2022 | 2.25 | 6.31 |
| 1/07/2022 to 30/09/2022 | 2.25 | 5.00 |
| 1/04/2022 to 30/06/2022 | 2.25 | 4.07 |
| 1/01/2022 to 31/03/2022 | 2.25 | 4.04 |
| 1/10/2021 to 31/12/2021 | 2.25 | 4.01 |
| 1/07/2021 to 30/09/2021 | 2.25 | 4.04 |
| 1/04/2021 to 30/06/2021 | 2.25 | 4.01 |
| 1/01/2021 to 31/03/2021 | 2.25 | 4.02 |
| 1/10/2020 to 31/12/2020 | 2.25 | 4.10 |
| 1/07/2020 to 30/09/2020 | 2.25 | 4.10 |
| 1/06/2020 to 30/06/2020 | 2.25 | 4.89 |

| Time period | BIR (%) | MPIR (%) |
|-------------------------|---------|----------|
| 1/04/2020 to 31/05/2020 | 3.00 | 4.89 |
| 1/01/2020 to 31/03/2020 | 3.00 | 4.91 |
| 1/10/2019 to 31/12/2019 | 3.00 | 4.98 |
| 1/08/2019 to 30/09/2019 | 3.00 | 5.54 |
| 1/07/2019 to 31/07/2019 | 3.75 | 5.54 |
| 1/04/2019 to 30/06/2019 | 3.75 | 5.96 |
| 1/01/2019 to 31/03/2019 | 3.75 | 5.94 |
| 1/10/2018 to 31/12/2018 | 3.75 | 5.96 |
| 1/07/2018 to 30/09/2018 | 3.75 | 5.96 |
| 1/04/2018 to 30/06/2018 | 3.75 | 5.77 |
| 1/01/2018 to 31/03/2018 | 3.75 | 5.72 |
| 1/10/2017 to 31/12/2017 | 3.75 | 5.70 |
| 1/07/2017 to 30/09/2017 | 3.75 | 5.73 |
| 1/04/2017 to 30/06/2017 | 3.75 | 5.78 |
| 1/01/2017 to 31/03/2017 | 3.75 | 5.76 |
| 1/10/2016 to 31/12/2016 | 3.75 | 5.76 |
| 1/07/2016 to 30/09/2016 | 3.75 | 6.01 |
| 1/04/2016 to 30/06/2016 | 3.75 | 6.28 |
| 1/01/2016 to 31/03/2016 | 3.75 | 6.22 |
| 1/10/2015 to 31/12/2015 | 3.75 | 6.14 |
| 1/07/2015 to 30/09/2015 | 3.75 | 6.15 |
| 1/04/2015 to 30/06/2015 | 3.75 | 6.36 |
| 1/01/2015 to 31/03/2015 | 4.00 | 6.75 |
| 1/10/2014 to 31/12/2014 | 4.00 | 6.63 |
| 1/07/2014 to 30/09/2014 | 4.00 | 6.69 |
| 1/04/2014 to 30/06/2014 | 4.00 | 6.63 |
| 1/01/2014 to 31/03/2014 | 4.00 | 6.59 |
| 1/12/2013 to 31/12/2013 | 4.00 | 6.60 |
| 1/10/2013 to 30/11/2013 | 4.50 | 6.60 |
| 1/07/2013 to 30/09/2013 | 4.50 | 6.82 |
| 1/04/2013 to 30/06/2013 | 4.50 | 6.95 |
| 1/01/2013 to 31/03/2013 | 5.00 | 7.24 |
| 1/10/2012 to 31/12/2012 | 5.00 | 7.62 |
| 1/07/2012 to 30/09/2012 | 5.00 | 7.66 |
| 1/04/2012 to 30/06/2012 | 5.00 | 8.37 |
| 1/01/2012 to 31/03/2012 | 5.00 | 8.62 |
| 1/10/2011 to 31/12/2011 | 5.00 | 8.86 |
| 1/07/2011 to 30/09/2011 | 5.00 | 9.00 |
| 1/04/2011 to 30/06/2011 | 5.00 | 8.92 |
| 1/01/2011 to 31/03/2011 | 5.00 | 9.02 |
| 1/10/2010 to 31/12/2010 | 5.00 | 8.74 |
| 1/07/2010 to 30/09/2010 | 5.00 | 8.80 |
| 1/04/2010 to 30/06/2010 | 5.00 | 8.16 |
| 1/01/2010 to 31/03/2010 | 4.00 | 7.95 |

| Time period | BIR (%) | MPIR (%) |
|--------------------------|----------------|-----------------|
| 1/10/2009 to 31/12/2009 | 4.00 | 7.30 |
| 1/07/2009 to 30/09/2009 | 4.00 | 7.13 |
| 1/04/2009 to 30/06/2009 | 4.00 | 7.16 |
| 1/01/2009 to 31/03/2009 | 5.00 | 8.76 |
| 17/11/2008 to 31/12/2008 | 5.00 | 11.31 |
| 1/10/2008 to 16/11/2008 | 6.00 | 11.31 |
| 1/07/2008 to 30/09/2008 | 6.00 | 11.75 |
| 1/04/2008 to 30/06/2008 | 6.00 | 11.69 |
| 1/01/2008 to 31/03/2008 | 5.50 | 11.15 |
| 1/10/2007 to 31/12/2007 | 5.50 | 10.75 |
| 1/07/2007 to 30/09/2007 | 5.50 | 10.37 |
| 1/04/2007 to 30/06/2007 | 5.50 | 10.37 |
| 1/01/2007 to 31/03/2007 | 5.00 | 10.37 |
| 1/10/2006 to 31/12/2006 | 5.00 | 10.19 |
| 1/07/2006 to 30/09/2006 | 5.00 | 9.87 |

For definitions of the BIR and MPIR and how they are determined see sections 5-5 and 301-5 of the Aged Care Rules 2025.