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**From:** Dan Moscovitch [REDACTED]  
**Sent:** April 7, 2022 3:50 PM  
**To:** Premier  
**Subject:** Additional Property Taxation on Non-Resident Properties

Dear Mr. Houston, Premier of Nova Scotia,

I have long applauded your efforts towards seeking fairness for Nova Scotians, whether it was for supporting Dr. Gabrielle Horne's unjust treatment by the NSHA and Capital Health, for the issues of accessibility to health care and for many others.

However, I feel that in the attempt to seek fairness for Nova Scotians' ability to purchase or rent affordable housing; your governments proposed property tax policy changes are short sighted and will be both ineffective at improving housing affordability and both unfair and offensive to many property owners, both those in and out of province.

First, many non-resident home owners are originally from NS and plan to return here full time in the future. Second, many of the out of province owners view their property here as one they plan to make their full time home, once their circumstances in life permit. Many others simply view NS as a nearly ideal place that they want to spend time away from their hectic lives of the rest of the year.

Regardless of the reasons for their ownership of a residential property in NS, these owners have built lives and relationships in the communities in which they live, spend money on improvements, upkeep and routine supplies and as such are important to the local economy. These property owners are stable members of their communities, regardless of world events usually, and to a greater degree than vacation tourists, important as they are as well. However, they do not require many government services such as schooling or health care and as such are impacting government expenses to a lesser degree than full time residents.

At the upper end, these properties are not ones that would be occupied by first time or even most local home buyers. At the mid to lower end of the price range, they are often in areas too remote for access to schooling or other services that full time residents would need. Throughout the price range of homes from both modest to opulent, some are unsuitable to be lived in year round anyway, due to the difficulty accessing them in winter or they may not have heating systems.

Full disclosure: For the past 22 years, I have had the privilege of meeting many out of province home owners as a professional engineer providing design services, as well as construction, construction management and property maintenance services to varying degrees and in various combinations in each case. As a result, I have been able to subcontract many different suppliers in other professions, trades and in other fields, all of whom benefited as well. So I and many others have benefitted from out of province property owners. Though I am mostly retired now, I fear for the future of the local economy in this area as well as many others in the province if these new tax proposals proceed.

We, the full time residents, have been enriched not only economically, but culturally and through just meeting people from different backgrounds and forming lasting friendships as well.

The proposed tax increases for both purchases and annual property taxes are unjustly punitive, counter-productive, unfair and plain unfriendly. Please shelve them and seek other means of containing the rapid price inflation currently being experienced here, though it is a nationwide phenomenon, and failing that, other measures to help first time home owners and renters.

Thank you for your time.

Sincerely, Dan Moscovitch

Dan Moscovitch, P.Eng.

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