

[REDACTED]

From: Gretchen McCurdy [REDACTED]
Sent: April 12, 2022 6:35 PM
To: Office of the Legislative Counsel
Subject: Fwd: Letter to Premier Huston re Proposed Tax on Non-Resident Property Owners
Attachments: 22-04-07 Letter to Premier Huston re Non-Resident Tax.pdf

**** EXTERNAL EMAIL / COURRIEL EXTERNE ****

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For your reference, the letter below was sent on April 7th to Premier Tim Huston, the Finance Minister, Minister of Economic Development and my MLA.

We were hopeful that my 2 children would move home sometime in the next decade, starting with the purchase of a home in which they could eventually live full time. The proposed Non-Resident Property Tax will mean that will never happen. Not only will my husband and I lose 2 capable couples to help us through our old age but Nova Scotia will not benefit from their knowledge, work experience and inclination to community involvement and support. How very sad for all of us.

Gretchen

Gretchen McCurdy
Chester, NS
[REDACTED]

Begin forwarded message:

From: Gretchen McCurdy [REDACTED]
Subject: Letter to Premier Huston re Proposed Tax on Non-Resident Property Owners
Date: April 7, 2022 at 1:16:01 PM PDT
To: premier@novascotia.ca

Please find attached a letter to The Honourable Tim Huston, Premier of Nova Scotia.

A similar letter is also being sent to:

The Honourable Allan MacMaster, Deputy Premier & Minister of Finance and Treasury Board
The Honourable Susan Corkum-Greek, Minister of Economic Development
The Honourable Karla MacFarlane, Minister of Community Services
The Honourable Danielle Barkhouse, M.L.A. for Chester-St. Margaret's

Sincerely,

Gretchen

Gretchen McCurdy

M. Gretchen McCurdy

██████████
Chester, N.S. ██████████

April 7, 2002

The Honourable Tim Huston
Premier of Nova Scotia
Nova Scotia Government

Dear Premier Huston,

I am distressed and dismayed at the recent decision by the Nova Scotia government to significantly increase the tax burden on part time resident homeowners in our province. It has been my great hope that the 2 of our 4 children, all in their early to mid 40's, who live in western provinces would eventually make their way back home to live. This pronouncement will undoubtedly prevent that from happening.

Our daughter operated a highly respected physiotherapy clinic on the South Shore until a decade ago when she went west and was married. She and her husband, a firefighter and trades person, have been talking about buying property in NS to use on a part time basis with an eye to ultimately living here on a more permanent basis. This tax will guarantee they are unable to afford to do that.

Our son, with experience in the business and academic worlds, and his wife, a general practitioner who is also working with medical students at the university, are emotionally tied to Nova Scotia. As it has been their wish to bring their boys up with hearts rooted in Nova Scotia, they have been considering when to invest in a home in NS that may become a more full time residence. With the added tax burden for non resident home ownership, that will not happen now. I am heart sick.

Our two daughters in Nova Scotia live in rural communities on the South Shore. One has worked as a youth counsellor at the local women's centre for more than a decade. The other is in the travel business attracting visitors to Nova Scotia. They have both are heavily involved in community activities, one of whom recently led a project that has raised over \$20,000 for her local school. Their sister and brother in western Canada, also raised with a sense of community responsibility, would have added the same level of commitment to improving life in Nova Scotia. That opportunity will be lost to the province.

In 2016 I completed the leadership of a capital campaign to build Our Health Centre (OHC) in Chester, NS, a collaborative community health centre that has enriched the lives of those living in the Municipality of Chester and beyond. Over \$225,000 of the funds raised to build this wonderful addition to

our community came from part time, seasonal, out of province residents of our community. These donors will not benefit from OHC in any tangible way, they simply understand that having OHC ensures healthier outcomes for everyone who lives in the area on a full time basis.

There may well be some part time residents who do not contribute to our province but the large number I know, all of whom have a heritage here going back generations, enrich the lives of our communities, participating and contributing as volunteers and donors, improving the quality of life here. What will they do now? Will they sell their homes because of this immense tax burden? Who will they find to buy properties that have such a huge financial burden attached to them? Will those buyers be participants in our lives and our communities as our present part time residents have been?

What will become of all the people in my community who make their living by caring for the properties of these part time residents? Where will the property management people, the contractors, the store keepers, the gas stations find people to sustain their businesses, and ensure retention of their employees? Where will we find the extra donations for our sports teams, our health centres, our theatres, our art centres and all of the things that enhance our lives? Who will pay memberships to help defray the cost of our golf courses and our tennis courts?

It is hard to see how these non resident property owners have caused our present housing shortage. If these people vacate their properties, will those without adequate housing move into them? How many of those suffering in the housing shortage live in our rural communities as compared to those in the urban area? How will this tax correct the housing problem that has arisen through the recent pandemic and the movement of newcomers into Nova Scotia? The problem did not exist a decade ago even while most of these non resident homeowners owned their homes in Nova Scotia.

As it is our stated objective to increase the population of Nova Scotia, wouldn't it be easier to encourage part time residents to transition here on a full time basis, especially as work patterns change, than to entice others who presently have no connection to Nova Scotia?

What is the strategy with this sizable tax burden? You must be aware of something I cannot see to allow this huge increase in taxes to remain? I'd very much appreciate understanding the wisdom of such a policy.

Sincerely,

