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From: Wheat [REDACTED]
Sent: April 12, 2022 9:06 AM
To: Office of the Legislative Counsel
Subject: Bill 149

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

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Standing Committee on Law Amendments

My name is Wheat McDowell and I live in Richmond, VA. **My family has owned property for 22 years in Kingsburg.** If Bill 149 passes, that tenure will end. Perhaps that's your objective, but I'm shocked by the severity of the action and, frankly, by its unfairness.

McDowells have been active participants in the Nova Scotia economy in the summertime and throughout the off-season too as **we pay community association dues, road maintenance funds, Nature Conservancy grants, house-keepers, construction companies, grounds-keepers, tree companies after hurricanes, real estate taxes, insurance, and utilities.** During Covid, we were barred from visiting for 18 months and continued to pay our bills. On the heels of that difficult time, Bill 149 is insult to injury.

Should your bill pass, our real estate tax bill will go **from \$13,500/year to \$43,500/year.** In our wildest dreams, we never conceived that might happen. In lieu of shouldering that burden, we will be forced to sell and you will be confiscating 5% of the assessed value from the proceeds – which could be a significantly higher tax percentage should we be unable to sell at assessed value. When every “from away” resident of Kingsburg puts a “for sale” sign in their driveway, I suspect sales at assessed value will be unlikely.

We are Americans. We have no political clout in the province. But we've been proud to call Nova Scotia our second home. Bill 149 has us wondering whether we really ever had a home. Who really owns our property in Kingsburg? What does a name on a real estate title really mean in Nova Scotia?

Wheat McDowell

R. Wheatley McDowell, CFA

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