

[REDACTED]

From: Melissa Phypers [REDACTED]
Sent: April 12, 2022 8:51 PM
To: Premier; Finance Minister; susancorkumgreekmla@gmail.com; mlabradjohns@gmail.com; Office of the Legislative Counsel
Cc: Gilles Monvoisin
Subject: RE: Property tax surcharge on "non-resident" homeowners

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

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The Honourable Tim Houston, Premier of Nova Scotia

The Honourable Allan MacMaster, Minister of Finance and Treasury Board

The Honourable Susan Corkum-Greek, Minister of Economic Development, MLA for Lunenburg

The Honourable Brad Johns, Chair, Law Amendments Committee

Law Amendments Committee

Dear Sirs/Madame:

We are writing today to express our serious concern with regards to the newly proposed property tax surcharge on non-resident homeowners in Nova Scotia. Proposed as part of a solution to a national/global housing crisis, this tax will have little to no impact on housing stock in the Province and will only serve to alienate a small but vital part of the economic and social fabric of a number of Nova Scotia communities.

We purchased our home in the beautiful community of Stonehurst, just outside of Lunenburg in 2011 (the property had been on the market for more than five years). Since that time, we have made many improvements to the home and the landscape employing local contractors and skilled trade workers. We have fully integrated into the community and spend as much time as we possibly can at our Nova Scotia home.

We are not real estate investors or speculators. We bought our house at market value and, at that time, there was no housing shortage and there were many properties on the market. This is our summer home which we enjoy and love. Our daughter has attended summer camp in Lunenburg every summer and has made many good friends and she always looks forward to her time in Nova Scotia. We ourselves have made many friends - both seasonal and year-round - and enjoy reuniting with them every summer and any other time we can be in the area.

The proposed surtax is punitive and draconian and unfairly affects all out-of-province owners in one broad stroke. The government has provided little data, no robust policy analysis or evidence to support the premise that this tax will assist in cooling off the hot housing market or provide more affordable housing for residents. There is very little evidence that it will do so, as it appears to be motivated by politics, not good policy. No consideration is given to grandfathering out-of-province owners who have owned properties for decades who have not contributed to the current housing crises. Moreover, the current housing crisis is a Canada-wide phenomenon, not just Nova Scotia. This proposal is not good economic policy that will address the current housing affordability problem. It is a discriminatory measure that affects people who do not have the right to vote in Nova Scotia, even though they make a significant contribution to the province's economy and have been doing so for decades. We strongly urge you to reconsider the implementation of this property tax surcharge, particularly at such a high rate - effectively resulting in a tripling of what out-of-province owners currently pay in property taxes.

Respectfully,

Melissa Phypers & Gilles Monvoisin

██████████ Stonehurst NS / ██████████ Ottawa ON