

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

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I sent this yesterday, and received confirmation, but am resending as I will be speaking tomorrow at 11:50. I thought a timely copy might be useful, and apologize if this is making work for you all.

Sent from my iPad

Begin forwarded message:

From: Lisa Totman [REDACTED]
Date: April 12, 2022 at 8:56:04 PM EDT
To: legc.office@novascotia.ca
Subject: Fwd: Nonresident Tax Law

The Honorable Tim Houston

The Honorable Allen MacMaster

Subject: Nonresident Tax Law

A few thoughts on the proposed law:

First, every place in Canada and in the United States needs affordable housing. Low interest rates, high demand, and supply issues and costs are just a start.

Second, addressing the issue is tough. I can speak only about Connecticut and Chester. CT. Is funding affordable housing in a variety of ways, public and private. The Chester Municipality letter documents how they are attempting to help.

Third, my observation of Chester, is that it does need more affordable housing, but that many of the more affordable houses have been bought by residents of Nova Scotia and turned into AirB and Bs. They get the cap, and pay no renters tax. Is that not a potential source of income?

Now to the NonResident Tax Law—

In my 75 years in Chester, I have never seen the community as united as now. Even the Municipal Council opposes this law.

Economically: Seen as a DISASTER for the community businesses—such as contracting, landscaping, property management and care, boat yards and sales, real estate, restaurants, stores (the markets, hardware store, pharmacy), personal care and the list goes on

Property values will tumble—affecting the tax base of the municipality thus necessitating a significant reduction in services

Community: Potential loss of the generational component—in both long term seasonal residents and in local residents who will no longer have work

Loss of support for Health Center, Theater, Art Center, Tennis, Golf, and Yacht Clubs, Heritage Society, Library, churches and countless other local organizations supported in the past

PR: Why would anyone want to visit or move to a Province that is so patently unwelcoming? My grandmother, raised in Wolfville, returned to NS every summer of her life, starting in 1914. She would be sad to realize the love for NS that she instilled in her descendants, the enduring friendships, and the value of supporting and respecting the community and its organizations has ended with a bang—the Conservative Party's Nonresident Tax Law.

With sadness,

Lisa F Totman

Chester

Sent from my iPad