

**From:** Carol Alexander [REDACTED]  
**Sent:** April 13, 2022 8:00 PM  
**To:** Office of the Legislative Counsel  
**Cc:** phoveling@nsar.ns.ca  
**Subject:** Fwd: Proposed NS Non Resident Taxes

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Copy of email I sent Apr 5, 2022 to the Premier & Finance Minister with copies to local MLAs regarding my opinion on the proposed Non Resident taxes.

Begin forwarded message:

**From:** Carol Alexander [REDACTED]  
**Subject:** Proposed NS Non Resident Taxes  
**Date:** April 5, 2022 at 12:11:47 PM ADT  
**To:** [premier@novascotia.ca](mailto:premier@novascotia.ca), [FinanceMinister@novascotia.ca](mailto:FinanceMinister@novascotia.ca)  
**Cc:** [Kim.maslandmla@gmail.com](mailto:Kim.maslandmla@gmail.com), [beckydruhan.mla@eastlink.ca](mailto:beckydruhan.mla@eastlink.ca), [susancorkumgreekmla@gmail.com](mailto:susancorkumgreekmla@gmail.com)

Good Afternoon,

I am a Realtor on the South Shore. I want to give you a perspective on who is buying vacant land. These are clients of mine who recently bought and I have also clients going to buy. All are currently non-residents. I also want to give you an example of a couple who bought a summer home several years ago in Queens County.

1. A couple from Toronto recently purchased a piece of land in Queens county. They plan to build slowly over the next few years. It will be originally a summer home and eventually a retirement property. In the meantime, they will have to put a road in & power in. This involves clearing land to put the driveway in and provide the 40' easement to NS Power. They will be hiring local contractors to do this. The significant point is that one of my clients was born in the area they bought in and her mother still lives just up the road. The reason they bought there was because of her family. Do you think putting the extra property tax on the property will get a house built sooner? The 6 month grace period is ludicrous when you have to build.

2. Another client is purchasing a vacant lot in the Mahone Bay Area and the time frame that the local builders are giving them to get a house built is a minimum of 18-24 months. This is because the contractors are so busy and because of the shortage of building supplies. My clients currently live in Ontario and their two daughters & their families live in the Lunenburg area. My clients want to retire to NS to be close to their daughters and their families. So they will be penalized with the extra deed transfer tax and because they can't build within 6 months.

3. This couple is from the US and they bought their home in 2016. Since they bought they have spent 6 months a year up here with the exception of the last two because of COVID. Over the years they added

a garage to the property, they did significant renovations to the house, built a sea wall - all using local contractors. They had wanted to move to Canada permanently but because of the US-Canada restrictions were unable to do so. Hence they spend the maximum time here that is allowed. They add to the local economy for the 6 months they are here and get very little for their taxes.

I hope you will reconsider what the impact these taxes will have on the small communities outside of the Metro area.

Sincerely,

Carol Alexander  
Associate Broker  
Keller Williams Select Realty -Bridgewater



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