

[REDACTED]

From: [REDACTED]

To: Office of the Legislative Counsel

Subject: RE: Bill No. 149, Clause 10: Non-resident Property Tax

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

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13 April 2022

Law Amendments Committee, C/O Office of the Counsel to the Legislative Counsel
VIA EMAIL: legc.office@novascotia.ca

Dear Members of the Law Amendments Committee,

RE: Bill No. 149, Clause 10: Non-resident Property Tax

As a pensioner and Canadian, I am deeply concerned about the Government's plans for a non-resident property tax contained in Bill 149, a punitive and regressive tax that appears to have many unintended consequences and will clearly fail to achieve your stated objectives of 'cooling off the housing market' or in 'encouraging affordable housing' for Nova Scotians. The details of this proposed legislation is unique in Canada and goes against what most cognisant persons understand to be Canadian values of fairness and reasonableness.

My primary residence is not in Nova Scotia. I have owned a rural cottage property in Nova Scotia for years. I am a pensioner and a Canadian. I am not a speculator. I am not in receipt of a huge cash bonus from the sale of a house in Toronto. I live a modest lifestyle. I have spent \$30K over the last few years with local contractors to make my cottage more liveable but the property is not suitable to live in year-round. I use the property so that I have a place to stay so I can see my grandchildren who live in Nova Scotia. This proposed tax increase of approximately 200% is punishing to me. I am now evaluating the selling of this property, most likely to a wealthy Nova Scotian at a distressed price and then possibly rent it back again if I want to continue to see my grandchildren during the summers. Clearly, my ownership of a rural cottage is not the source of the on-going problem in Nova Scotia of increasing house prices and this tax does not come close to addressing the stated objective of increasing affordable housing. Non-residents are an easy target as we exist without political representation. By bringing money into the province year-after-year, we are actually contributing in a significant way to the Nova Scotian economy. We are not the enemy.

Other options exist:

1. Tax all secondary residences in Nova Scotia, regardless of where a person's primary residence is in Canada. This more directly addresses the issue of a housing shortage.
2. Grandfather existing owners with an exemption to the annual non-resident tax. We are not the speculators that have created the high house prices. We are just trying to enjoy our retirement.

Dave Creber
[REDACTED]