

[REDACTED]

Sent: April 13, 2022 8:46 PM
To: barkhousemla@gmail.com; Premier; Finance Minister; Office of the Legislative Counsel
Cc: [REDACTED] NSAR
Subject: Deed Transfer Tax/Property Tax

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

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Dear Premier Houston:

I am happy that the Provincial Government is trying to find solutions to the housing shortage here in Nova Scotia. I have many concerns about the proposed 5 per cent Deed Transfer Tax and the annual Property Tax for non-residents.

I feel like the Province isn't staying in their "Lane, and are encroaching on the Municipal Property Tax Revenue stream. This seems less about affordable, attainable housing and more of a gross overtax by the Provincial Government. A \$2 hike is exorbitant. You will be indirectly making it harder for Municipalities to increase the taxes on a needed basis for the betterment of their communities.

Another concern I have, this discourages people considering purchasing property in our province, or keeping the ones they currently have here. Seasonal property ownership by non-residents has been a long-standing activity in our communities including generational ownership of property. Many of these property owners consider themselves **from** Nova Scotia, they are keeping their connection to their home province. Keeping their children connected to their Grandparents and family members and culture. They have an emotional connection to this province. These families have an economic impact in our rural communities with businesses relying on seasonal resident spending from groceries, utilities, tourism, hiring local tradespeople, and more. More and more people are becoming freer to live in multiple locations throughout the year, 6 months in Nova Scotia for example 6 months elsewhere.

The message we are sending to fellow Canadians is that we do not want them here. Our tourism promotions welcome Canadians to our province, however, these taxes discourage loyal, seasonal property owners who come back year after year without any enticement. I am disappointed in the implementation of these taxes and urge the province to consult with REALTORS®, Municipal Governments and out-of-province owners to find a better solution. Let's avoid the decline of rural Nova Scotia and make a plan that is fair for those who love and have given so much to the province.

Sincerely,
Leigh Downey

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