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**From:** [REDACTED]  
**Sent:** April 13, 2022 6:40 PM  
**To:** Office of the Legislative Counsel  
**Subject:** Submission RE Bill 149  
**Attachments:** Nova Scotia Tax Proposal Letter - Legislative Suibmittal 4-13-22.docx

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

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We are submitting the attached letter in response to requests for comments regarding the Legislature's and Legislative Committee's consideration of Bill149, Non-Resident Property and Deed Transfer Tax. Thank you for your consideration of the issues addressed in our letter.

Edwin Ricci and Gina France

[REDACTED]  
Northwest Cove, NS [REDACTED]

**To: Nova Scotia Legislature and Legislative Committee Members Concerning Bill 149 Non-Resident Property and Deed Transfer Tax**

With all respect, we are writing to object strenuously to the proposed \$2/\$100 incremental annual property tax and 5% deed transfer tax on foreign homeowners in the preliminary 2022 provincial budget. We are U.S. citizens who have been property owners in Nova Scotia for 20 years now – not speculators or short-term investors – and feel a huge sense of betrayal by the proposed legislation. This legislation will have a profoundly negative impact on the entire province, not just non-local property owners.

We purchased land on the Aspotogan peninsula in 2002 and poured our life savings into building our dream home there, with the intent of spending as much time as permissible in Nova Scotia for the remainder of our lives. Nova Scotia and its citizens have become beloved by us in every way imaginable. Gina has said repeatedly that this was the house she wants to die in.

We are not real estate speculators who buy and sell property as investment choices. And who are the main drivers of escalating real estate prices. Instead we are long term owners who bought our property with the intent, which we have manifested, to be long term non-citizen residents of the province.

Instead, we will be forced to sell our home if the legislation passes, as we cannot afford the additional annual property tax burden on top of the already-high running costs of a second property. The incremental tax burden for us would be approximately C\$30,000, for a total annual property tax of approximately C\$45,000. Over 5 years, we would pay property taxes of C\$225,000 (excluding any increase in property assessed valuation.) If the federal tax proposal is enacted also, we would be faced with an additional 1% tax, for a total incremental annual increase of over C\$45,000. Very few people can sustain that level of unbudgeted, incremental expense. We certainly cannot.

None of this counts the additional proposed 5% tax on property transfers, which will be on top of our property taxes being uncapped, and our capital gains taxes being higher as foreign owners.

**To view this proposal as targeting primarily out of province property owners is absolutely incorrect.** It will cause substantial economic harm to Nova Scotia citizens as well, not only in the value of their homes but in numerous other ways also.

Each year, we employ a local caretaker to oversee our house while we are gone, snowplowing and road services, landscaping maintenance services, and construction and repair contractors to maintain our house. This is money, excluding the HST taxes that go to the province, that goes directly to local Nova Scotia businesses annually. We also host friends and family visitors and spend money on restaurants, entertainment, and groceries as well as promoting Nova Scotia to our entire network of friends and business colleagues, one of whom, from Settle WA, built a lovely home near us in Nova Scotia. We have supported local charities and community fundraisers. Our friends call us walking ambassadors for Nova Scotia. Much, if not all, of this spending will disappear if we leave.

All of this, of course, is in addition to the very significant investment we paid to the local architect, construction general contractor and many sub-trades, and incremental service providers when we built our house.

**Targeting non-resident property owners will have an adverse effect on the provincial budget.**

The impact of this legislation will go far beyond the 25,000 – 27,000 out-of-province owners – a fact that seems to have been missed by governmental officials. **It will profoundly adversely impact the entire province, not just non-local owners.** This includes the real estate, construction, restaurant, service, and trade industries to name just a few. We hope these groups are vociferously objecting to this legislation. And ironically the tax bill will drive out residents who, like us, do not use the province's healthcare system or school system etc., and are in fact **net revenue providers to the province**.... thus driving up budget deficits!

The real irony is that there are far better ways to stimulate economic growth, budget stability and affordable housing development, as demonstrated by numerous jurisdictions in the U.S. and elsewhere in Canada.

We understand the very real budgetary financial pressures being faced by the province, and the difficulties with low-income housing availability. The cumulative message being sent by the proposed tax provisions is clear to those like us.... "Leave and Stay Away!" And to others... "Do Not Come Here". This approach however has never been successful in addressing the problems the province is facing. The solution lies in promoting economic growth, with investment from both inside and outside the province. The proposed tax legislation does exactly the opposite.

We urge you to re-consider this counter-productive legislation and to employ other more proven and successful alternatives to address Nova Scotia's budget and housing needs.

Sincerely,

Edwin Ricci and Gina France

[REDACTED]

Northwest Cove, Nova Scotia [REDACTED]