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From: Carrie Freeman <[REDACTED]>
Sent: April 14, 2022 9:37 AM
To: Carrie Freeman
Subject: Bill 149 - Concerns about negative impacts to Nova Scotia

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

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I am currently a non-resident who hopes to become a resident of Nova Scotia, and I am concerned about the negative impacts that this bill will have on Nova Scotia. While it would appear that my concern is self-serving, I also view it from the perspective of the negative impacts to Nova Scotia's economy. This tax would dissuade non-residents from building or purchasing homes in Nova Scotia, driving them to move to other areas of Canada who are more willing to accept new residents.

Non-residents help residents and the overall economy of Nova Scotia, but this relationship is being overlooked. We have friends who are residents and builders in the area. This builder is alarmed by Bill 149 and recognizes the harmful effects it will have on Nova Scotia. By building, remodeling or repairing houses for non-residents, their business provides numerous jobs in Nova Scotia and supports many Nova Scotian families. Their business also supports myriad downstream businesses, including local electricians, plumbers, carpenters, and others. They also support suppliers of building materials which they seek to source locally when building a house. This bill would directly hurt their business and all downstream businesses supporting this industry. And ironically, it would come at a time when the housing stock needs desperately to increase, not decrease, because of the high cost of housing.

In this global environment that has tended lately towards keeping people out, all economists have always indicated that the path to economic growth goes in lockstep with the willingness to accept new people. It's the addition of people that creates an economic stimulus long-term. Sadly, Bill 149 focuses only on the short-term cash while failing to see that it will have a much larger negative economic impact in the long-term.

I encourage you to consult numerous economists to study the long-term impacts of this bill on economic growth in Nova Scotia. I love Nova Scotia, and I want to see it flourish, and I know you wish for the same. Thanks for your time.

Carrie Freeman