

From: Hebb, Gordon
Sent: April 14, 2022 6:33 PM
To: Office of the Legislative Counsel
Subject: FW: Non-Resident Property Tax



Gordon D. Hebb QC
Chief Legislative Counsel
House of Assembly
Halifax, Nova Scotia

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From: Maureen Grady [REDACTED]
Sent: April 14, 2022 4:07 PM
To: Hebb, Gordon <Gordon.Hebb@novascotia.ca>
Cc: mla@esmithmccrossinmla.com; Raymond Grady
[REDACTED]

Subject: Non-Resident Property Tax

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

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Good afternoon. I am writing today to express my extreme distress caused by this proposed tax.

We have been coming to Nova Scotia almost every summer for close to 20 years. We were always very respectful and always chose to shop local and support local, smaller businesses.

In 2020, we finally found our dream property after many years of looking and waiting. We are not wealthy people but rather very hard working. We have always been careful, frugal and modest in our expenditures. This was the one luxury we afforded ourselves outside of providing for our children. This is a very modest, 3 season cottage - not an expensive mansion and definitely not habitable year round.

Although we have excellent construction folks in our family, we chose to totally support the local contractors near our property on Malagash Point. We are in the process of investing in the following: new well (installed 2021); ICF foundation, new septic system, new plumbing, electrical work, upgraded driveway, landscaping, engineered designs, etc. All of this work was kept local, including all construction supplies and fixtures. We are about half way through and may have to reconsider and cancel contracts if this tax goes through. It would be a loss to us but also to the local contractors.

We were planning to spend several months there a year once we are able to retire and become even more involved in the community.

In addition to that, we have 2 children who have been attending University in NS. One is finishing up at St. Fx and the other is at Dalhousie. We have been paying extra tuition (as non residents), all living expenses including rents to local

landlords, etc and supporting both the economies in Antigonish and Halifax, on top of the local economy in Cumberland County. We have been supporting them in NS for 3 and 5 years at \$25,000 each a year.

I am sure you can appreciate that after contributing literally TENS of THOUSANDS of dollars into the NS economy, this new tax has not only caused us to reconsider improving the property (which will only increase the tax even further), but has left us feeling entirely unwelcome. We feel like we have been made out to be rich villains from Away. We are neither rich, nor villains. We have only contributed, not taken anything away from Nova Scotians. We have loved it as though it were our full time home.

Lastly, I would say that it seems almost criminal to charge 3x the tax for not living at our property 12 months a year when that is not even possible. It is a tiny, 3 season cottage. We could not live there all year even if we wanted to so how can we be penalized for that? We do not even use the services for which we have happily paid in our current taxes. No Nova Scotian could live there year round either so we are not preventing someone else from using it as their home. It is not suitable for winter and is extremely isolated in a very rural area which would be difficult in bad weather.

We hope that logic will prevail and that rather than chasing away good people wanting to invest in your province you will re-focus on addressing the housing shortage in the city in a more appropriate way.

Respectfully,
Maureen Grady