

**From:** Hebb, Gordon  
**Sent:** April 14, 2022 8:30 AM  
**To:** MacDonald, Heather M  
**Subject:** FW: Law amendments-- re: non-resident property tax  
**Attachments:** 1 law amendments.docx



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**From:** Greg Nix [REDACTED]  
**Sent:** April 13, 2022 9:25 PM  
**To:** Hebb, Gordon <Gordon.Hebb@novascotia.ca>  
**Subject:** Law amendments-- re: non-resident property tax

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

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I am submitting this letter in response to the additional property tax levied on non-resident Nova Scotians. If the letter is not acceptable, please schedule 5 minutes for me to present virtually to the committee...I would prefer to let this letter to the committee suffice.

Greg

Sent from [Mail](#) for Windows

RE: Non-Resident Property Tax to support new housing in Nova Scotia

4/13/2022

Dear Law Amendments Committee:

I am a father of children and family living in other parts of Canada. As with many Nova Scotians in the 80's and 90's, we had to leave the province to find work. I was fortunate to find my way back to Nova Scotia in 1989 and the rest of my family, including my middle aged children are trying to do the same.

Now that they are starting to plan retirement, or seek careers in Nova Scotia, they have been looking at or purchased land in which to build their retirement home, first to use as a summer home, and upon retirement or sooner, make it their permanent home.

In one case, this tax has made it impossible for them to return if it stays as is. They have cancelled their plans to build a summer home in Nova Scotia. The land will remain vacant, gaining our government less tax, the local community—less money. How does this improve the bottom line or provide for housing?

In a second family case, the permit was approved for a build today. To afford the new tax, within two years or sooner, they will be forced to become Nova Scotia residents, transfer their crazy cost of health care in Ontario to Nova Scotia tax payers and lose their downsized home in Ontario where they had hoped to continue to live for large block of time near their children. With health care exceeding 25k a year...any new tax will be a net loss for this government. How does this provide new housing?

Prince Edward Island has more or less a surcharge of 50 cents to 100 of assessment...is this not a sufficient penalty for wanting to be in Nova Scotia? Most non-residents agree that there should be some surcharge...this plan borders on ridiculous. Most would accept this level of tax for the privilege.

A lot of non-resident property is cottage country or homes handed down by generations of family. Many have a high price tag...encouraging non-residents to sell by taxing them to death seems unconscionable. Who is going to afford to purchase these homes? Generally it will be those not requiring housing. In the case of smaller cottages...many are not even winterized...seriously!

The speed at which this change is being implemented has left little time for processing, let alone, revise plans.

I hope you will consider the following:

- greatly reduce the current levy -consider PEI a reasonable model.
- reduce the time required to live in Nova Scotia to be exempt from 6 to five months
- phase this in over 3 years or more so that those most impacted can revise their retirement plans

I was under the impression that Nova Scotia is looking for immigrants...yet we are saying farewell to Nova Scotia to many of the very children we invested in as young Nova Scotians. They want to live here...think of all the snowbirds that spend huge amounts of money elsewhere...do we not want non-residents to spend their dollars here?

Respectfully,

Residents that wish to have their family back in the province!

Gregory A Nix

Alvina A Nix