

[REDACTED]

From: Northwood, Linda [REDACTED]
[REDACTED] 12, 2022 1:50 PM
To: Office of the Legislative Counsel; 00.leek-donor@icloud.com
Cc: mnorthwood@kenwynngroup.com
Subject: RE: Bill 149: NS Property Tax for Non-Residents
Attachments: Bill 149 - NS Property Tax for Non-Residents.pdf

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

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Good afternoon,

Thank you for your email – please ensure the attached letter is used for the submission, in addition to the comments immediately below from Mark Northwood (email sent on April 11th).

With regards,

Mark & Linda Northwood
[REDACTED]

I am having difficulty understanding how increasing the property taxes for non-residents who own property in rural communities will:

- Create jobs to entice Nova Scotians to return to the province or attract new residents to rent or purchase rural properties.
- Lower the cost of housing in urban areas and target the major cities where the housing market prices do need to be addressed
- Control the speculators that are permanent NS residents who impact the urban centres. We have seen this in Toronto with many condominiums owned by full time Ontario residents purely for speculative purposes. A high number of these condos are either empty or rented for exorbitant fees. Targeting a rural area typically does not benefit a city.
- Create a rental market for permanent residents in rural areas, when employment is typically found in urban centres and not rural areas like Kingsburg, which historically has had many non-resident owners.
- Create more rental housing for permanent residents. Many rural properties are only three seasonal residences and do not have the capabilities to be rented to a Nova Scotian on a year-round basis.
- Create more employment in rural communities. Many of the jobs in the rural communities exist because of the non-resident owners.

If this Bill is passed you will see that many non-residents will be forced to sell their properties. Many of those properties in rural areas will then be bought by permanent residents as seasonal homes. So, what is achieved? Over time the prices will increase, especially as you point out that you want to increase the population of permanent residents. It's basic supply and demand. The more people you have living there increases the demand for housing. If you don't have the supply the prices will increase. I think you need to build more affordable housing in the areas where employment is rising.

My wife and I purchased our vacant Lot (that had been on the market for quite some time) in April 2021. We were attracted to the province by the lifestyle, the people, and the marketing campaign the NS government had during the pandemic to attract people. There was no mention of increasing property taxes this exorbitantly at the time. Based on the marketing campaign we feel we have been misled and that the province just wants our money and not us.

We felt that NS would be a great place to retire to in a few years (two to three). We still do, however would like to retire under our terms and not be told that we face massive property tax increases if we don't take up NS full time residency sooner. From a healthcare perspective we don't think NS is able to handle the increased residency numbers, so why would we give up our access to OHIP that could not only be detrimental to our health but also potentially cause us to be a burden on the NS healthcare overtaxed system?

I agree that property prices need to be addressed for the first-time home buyer. However, the Bill needs to be fair and equitable. Why isn't the Legislature targeting Nova Scotians that own seasonal or second homes? How many politicians' own seasonal homes, income properties etc. either by themselves, through their partners or via corporations? Why should it be non-residents that are being targeted? What happens to the non-residents that operate businesses in NS?

I empathize with first time home buyers as I was in that position in my early 20's. However, any property tax increase should target all property owners, not just non-residents. One suggestion would be to have a higher tax for people/corporations that own more than two properties.

Regards,

Mark Northwood
President



Kenwyn Group Inc
207 - 50 McIntosh Drive
Markham, ON, L3R 9T3

Phone: 416-677-8835
mnorthwood@kenwyngroup.com

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From: Office of the Legislative Counsel <legc.office@novascotia.ca>

Sent: Tuesday, April 12, 2022 11:47 AM

To: 00.leek-donor@icloud.com

Cc: mnorthwood@kenwyngroup.com; Northwood, Linda [REDACTED]

[REDACTED] Bill 149: NS Property Tax for Non-Residents

CAUTION EXTERNAL EMAIL: DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS UNLESS YOU KNOW THE CONTENT IS SAFE.

Thank you for your submission, it will be sent to the members of the Law Amendments Committee.

Office of the Legislative Counsel
CIBC Building, Suite 802

1809 Barrington Street
Halifax NS B3J 3K8
tel 902 424 8941
www.nslegislature.ca

April 11, 2022 (Amended Letter from April 5, 2022)

Honourable Tim Houston
Premier of Nova Scotia
Email: Premier@novascotia.ca

Honourable Allan MacMaster
Minister, Finance and Treasury Board
Email: financeminister@novascotia.ca

The Honourable Susan Corkum-Greek
Minister of Economic Development and MLA for Lunenburg
edminister@novascotia.ca; susancorkumgreekmla@novascotia.com

Standing Committee on Law Amendments
Email: Legc.office@novascotia.ca

1723 Hollis Street, 7th Floor
Provincial Building, PO Box 187
Halifax, NS B3J 3N3

Dear Hon. Houston, MacMaster, Corkum-Greek and Standing Committee on Law Amendments,

Re: BILL 149 – Provincial Property Tax for Non-Residents

Last year, my husband and I came to Nova Scotia on vacation and to visit family who had recently moved to the South Shore. We grew increasingly excited when driving south and absolutely fell in love with the landscape of the Kingsburg community. We bought land and are now in the process of building we break ground in June. We are not real estate speculators or investors. We are an ordinary Canadian couple who will be approaching retirement and were trying to decide where to spend our “golden years.”

For years, my husband and I explored different areas of Canada in which we could retire. My husband is originally from England and grew up on the south coast. He moved to Canada and became a Canadian citizen approximately 40 years ago and never regretted the choice. His heart though was always to retire near an ocean once again.

We loved everything about Nova Scotia: the warmth of the people, the culture, the natural beauty, and the many close associations with my husband’s native United Kingdom. Note that, the land for sale was on the market for years. We did not take any housing off the market, and our decision provided income to the Realtor thereby benefiting the local economy. We are employing local builders, contractors, tradesmen, and providing a lot of business to the local stores.

We both have ongoing careers in Ontario, and hope to fully retire in a few years. My husband is self-employed and was exploring the possibility of opening a branch office in NS while continuing to work in Ontario for the next two years. Throughout the ensuing build before full retirement, we will be visiting

Nova Scotia two or three times each year. During each visit we will spend money on hotels, food, entertainment, car rentals and more - again, each time this will benefit the local economy.

We have continually sung the praises of Nova Scotia to anyone who will listen and they, along with visiting family and friends, and have recommended the province as a vacation destination.

We pay property taxes, and the economy of Nova Scotia has benefited from our presence by way of both the taxes paid and discretionary spending. Our Lot and soon to be home is on a private road which the province neither built, maintains, nor even plows. Our trash is collected seasonally even though we and others (including full time Nova Scotians) are often in residence off season. We do not have children in the schools. We have never called upon the police or fire departments. We have never used the medical system. We do not use any other social services. In other words, we are not a burden on the province and do not use most provincial services.

Despite this, we are now faced with an exorbitant surcharge to our property taxes that will make our decision to build now in question. Why? We understand that Nova Scotia is facing a housing shortage and affordability crisis. Nevertheless, imposing confiscatory taxes on people who were welcomed by the province, purchased or built their homes in good faith, who love and are ambassadors for the province, who did not purchase as investors but as residents, who are often living in their homes for the maximum time allowed to them, and who are contributing to the local economy will not solve either problem.

Almost 50% of our village, Kingsburg, is composed of non-Nova Scotians property taxpayers all. Consider what could happen if this short-sighted, punitive, confiscatory tax is enacted. Many of the homes owned by non-residents could be sold. These homes are typically rented to seasonal tourists that create revenue for the province. They do not sit empty. That revenue will disappear.

Most of the non-Nova Scotian residents are retirees who budgeted their fixed retirement incomes to pay anticipated property taxes and other routine expenses. Faced with an exorbitant surcharge/increase, many may choose to or be forced to sell. This will create a glut of homes on the market and may drive down prices and increase inventory in the short term. However, these impacts will be felt through the whole community and will impact the Nova Scotian residents along with the non-Nova Scotian residents being forced to sell. Will the Nova Scotian residents be pleased to see the equity in their homes often their largest assets disappear? These lower values will, in turn, drive down assessments and thus the property taxes collected, creating little, if any, net gain to the province. In addition, the reduction in property values will hit hardest in rural areas, like Kingsburg, which are beyond commuting range to Halifax and where there are few job opportunities making it unlikely that Nova Scotians will rush in to snap up these newly available properties despite the lowered prices thus setting off a downward spiral that will further reduce values in the long run.

The press has extensively covered housing availability and affordability issues in Toronto and Vancouver, both of which enacted tax surcharges on non-resident owners years ago. However, those surcharges have done nothing to increase availability or affordability in either of those cities. Further, the rationales behind those urban surcharges do not translate to conditions in Nova Scotia or the real causes of the availability and affordability crisis in the province and certainly not in the rural areas favored by non-Nova Scotian retirees and owners of vacation homes. The most effective way to address those issues isn't to drive people from their homes, rather, as Professor Murtaza Haider of Ryerson University recently told CBC, it is by building more homes to satisfy the need. "If we don't address the real problem, that is construction of new housing, and we continue to build or under build. . . .then the problem will remain."

It is easy to blame and target people who can't vote with the intent of forcing them from their homes and the communities which they love and to which they have contributed. The short-sighted, punitive, and confiscatory tax surcharge will do nothing to solve the housing problem as shown elsewhere in Canada. At the same time, the unintended consequences could cause long term damage to Nova Scotia's real estate values (especially in rural areas) and hospitality and tourism sectors. Most tragically, Nova Scotia's reputation as a welcoming province could be devastated as word of forced sales and shattered dreams spreads throughout Canada, the U.S. and the rest of the world.

We are concerned that the level of healthcare in NS does not equal that of Ontario and are reluctant to give up our OHIP access.

During the pandemic the Nova Scotian government aggressively marketed the benefits of moving to the province. We bought into this but now feel we were misled and lied to. It appears the NS government only wants our money not us.

As Canadians, we can honestly say that we are extremely ashamed by the government's blatant tax grab of non-resident Nova Scotians (and fellow Canadians). No other province has implemented a tax surcharge for Canadian citizens. Why start now when this will not resolve the housing or health care problems but rather do the reverse.

In summary, we are hoping that the huge opposition by rural communities throughout Nova Scotia, including elected municipal officials, voiced in newspaper articles, newsletters, opinion pieces, letters, etc. does not fall on "deaf ears" and that the NS government realizes that what they are proposing might provide short term gains (but not the revenue they are expecting) but this will be offset by resulting negatives and long-term pain.

Hope the government considers the following:

- Is it correct and fair to penalize fellow Canadians that do not live in the province and who are not speculators? Perhaps have a tax that is geared towards how long a person owns a property, i.e., if they own it for less than five years, they pay a larger deed transfer tax. The government should pay more attention to the speculators (both non-resident and resident) that are buying up properties in urban centres, especially if they are holding vacant properties to flip.
- Should the pre-April 1, 2022, non-resident property and landowners be grandfathered in as 1) they have been long-term historical owners, or 2) they bought based on the government's marketing plan during the pandemic that targeted non-residents who are able to work remotely.
- Should consideration be given to non-residents that operate a business in NS?
- Can the NS health care system cope with the influx of non-residents, especially those who are approaching retirement, that decide to take up full time residency, as they cannot afford to be deemed as non-residents for tax purposes in NS?
- Increasing property taxes in rural areas where there is no industry or steady employment is not productive. This will hugely impact all industries and their respective revenues that support rural communities. Rural areas do not and have not experienced the housing crunch.

To impose a huge punitive tax measure without knowing the impact will earn your government a reputation for very poor and thoughtless choices.

We look forward to your response.

With regards,

Mark & Linda

Mark & Linda Northwood

mnorthwood@kenwyngroup.com

linda.northwood@brookfield.com

McDonald, David S

From: Northwood, Linda <Linda.Northwood@brookfield.com>
Sent: April 11, 2022 8:34 PM
To: LeBlanc-Murray, Nicole M; Office of the Legislative Counsel; Economic Development Minister; susancorkumgreekmla@novascotia.com; Finance Minister; Premier
Cc: mayor@modl.ca; mnorthwood@kenwynyngroup.com; John Duckworth; twilliamson@royalpage.ca; Catherine Cumming; Leigh Lewis (leigh0563@gmail.com); Carol Schechter
Subject: Bill 149: NS Property Tax for Non-Residents
Attachments: Bill 149 - NS Property Tax for Non-Residents.pdf

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

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Good evening,

In follow up, please find attached an amended letter that we would like presented to the Law Amendments Committee, the Premier, Minister of Finance, and Office of the Legislative Counsel for your consideration and response.

We look forward to your response.

With regards,

Mark & Linda

Mark & Linda Northwood
mnorthwood@kenwynyngroup.com
linda.northwood@brookfield.com

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From: LeBlanc-Murray, Nicole M <Nicole.LeBlanc-Murray@novascotia.ca>
Sent: Sunday, April 10, 2022 6:57 PM
To: Northwood, Linda <Linda.Northwood@brookfield.com>
Subject: RE: NS Property Tax for Non-Residents

CAUTION EXTERNAL EMAIL: DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS UNLESS YOU KNOW THE CONTENT IS SAFE.

Good evening Linda,

The bill was introduced on Friday, April 8th, under the *Financial Measures (2022) Act*. The bill has not yet been called for second reading. Below is a helpful link explaining each stages of bill.

<https://nslegislature.ca/about/how-legislature-works/how-bills-become-law>.

Should you wish to make a presentation before the Law Amendments Committee, please contact our office so your name can be added to our list of presenters.



Office of the Legislative Counsel

CIBC Building
802-1809 Barrington Street
Halifax NS B3J 3K8
tel 902 424 8941
www.nslegislature.ca

Northwood, Linda <Linda.Northwood@brookfield.com>

Sent: April 7, 2022 5:22 PM

To: Office of the Legislative Counsel <legc.office@novascotia.ca>

Subject: RE: NS Property Tax for Non-Residents

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

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Thank you – can you advise if the bill for \$2 for \$100 of value on property taxes has already been introduced and passed, and your note below is only an amendment consideration to change this? Very confused on your language below and what it means.

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From: Office of the Legislative Counsel <legc.office@novascotia.ca>

Sent: Thursday, April 7, 2022 4:13 PM

To: Northwood, Linda <Linda.Northwood@brookfield.com>

Subject: RE: NS Property Tax for Non-Residents

CAUTION EXTERNAL EMAIL: DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS UNLESS YOU KNOW THE CONTENT IS SAFE.

Thank you for your written submission, a copy of which will be distributed to each member of the Law Amendments Committee if and when such a bill is introduced in the Legislature.



**Office of the Legislative
Counsel**

CIBC Building
802-1809 Barrington
Street
Halifax NS B3J 3K8
tel 902 424 8941
www.nslegislature.ca

On Apr 5, 2022, at 10:32 AM, Northwood, Linda <Linda.Northwood@brookfield.com> wrote:

Dear Honourable Tim Houston and Honourable Allan MacMaster,

Please find attached a letter and below the same for your consideration and response.

With best regards,
Linda and Mark Northwood

Letter dated: April 5, 2022

Honourable Tim Houston
Premier of Nova Scotia

Honourable Allan MacMaster
Minister, Finance and Treasury Board

1723 Hollis Street, 7th Floor
Provincial Building, PO Box 187
Halifax, NS B3J 3N3

Sent by email: financeminister@novascotia.ca; Premier@novascotia.ca

Dear Hon. Houston and MacMaster,

Re: Provincial Property Tax for Non-Residents

Last year, my husband and I came to Nova Scotia on vacation and to visit family who had recently moved to the South Shore. We grew increasingly excited when driving south and absolutely fell in love with the landscape of the Kingsburg community. We bought land and are now in the process of building – we break ground in June. We are not real estate speculators or investors. We are an ordinary Canadian couple who will be approaching retirement and were trying to decide where to spend our “golden years.”

For years, my husband and I explored different areas of Canada in which we could retire. My husband is originally from England and grew up on the south coast. He moved to Canada and became a Canadian citizen approximately 40 years ago and never regretted the choice. His heart though was always to retire near an ocean once again.

We loved everything about Nova Scotia: the warmth of the people, the culture, the natural beauty, and the many close associations with my husband’s native United Kingdom. Note that, the land for sale was on the market for years. We did not take any housing off the market, and our decision provided income to the Realtor thereby benefiting the local economy. We are employing local builders, contractors, tradesmen, and providing a lot of business to the local stores.

We both have ongoing careers in Ontario, and hope to fully retire in a few years. My husband is self-employed and was exploring the possibility of opening a branch office in NS while continuing to work in Ontario for the next two years. Throughout the ensuing build before full retirement, we will be visiting Nova Scotia two or three times each year. During each visit we will spend money on hotels, food, entertainment, car rentals and more - again, each time this will benefit the local economy.

We have continually sung the praises of Nova Scotia to anyone who will listen and they, along with visiting family and friends, and have recommended the province as a vacation destination.

We pay property taxes, and the economy of Nova Scotia has benefited from our presence by way of both the taxes paid and discretionary spending. Our Lot and soon to be home is on a private road which the province neither built, maintains, nor even plows. Our trash is collected seasonally even though we and others (including full time Nova Scotians) are often in residence off season. We do not have children in the schools. We have never called upon the police or fire departments. We have never used the medical system. We do not use any other social services. In other words, we are not a burden on the province and do not use most provincial services.

Despite this, we are now faced with an exorbitant surcharge to our property taxes that will make our decision to build now in question. Why? We understand that Nova Scotia is facing a housing shortage and affordability crisis. Nevertheless, imposing confiscatory taxes on people who were welcomed by the province, purchased or built their homes in good faith, who love and are ambassadors for the province, who did not purchase as investors but as residents, who are often living in their homes for the maximum time allowed to them, and who are contributing to the local economy will not solve either problem.

Almost 50% of our village, Kingsburg, is composed of non-Nova Scotians – property taxpayers all. Consider what could happen if this short-sighted, punitive, confiscatory tax is enacted. Many of the homes owned by non-residents could be sold. These homes are typically rented to seasonal tourists that create revenue for the province. They do not sit empty. That revenue will disappear.

Most of the non-Nova Scotian residents are retirees who budgeted their fixed retirement incomes to pay anticipated property taxes and other routine expenses. Faced with an exorbitant surcharge/increase, many may choose to or be forced to sell. This will create a glut of homes on the market and may drive down prices and increase inventory in the short term. However, these impacts will be felt through the whole community and will impact the Nova Scotian residents along with the non-Nova Scotian residents being forced to sell. Will the Nova Scotian residents be pleased to see the equity in their homes – often their largest assets – disappear? These lower values will, in turn, drive down assessments and thus the property taxes collected, creating little, if any, net gain to the province. In addition, the reduction in property values will hit hardest in rural areas, like Kingsburg, which are beyond commuting range to Halifax and where there are few job opportunities making it unlikely that Nova Scotians will rush in to snap up these newly available properties despite the lowered prices thus setting off a downward spiral that will further reduce values in the long run.

The press has extensively covered housing availability and affordability issues in Toronto and Vancouver, both of which enacted tax surcharges on non-resident owners years ago. However, those surcharges have done nothing to increase availability or affordability in either of those cities. Further, the rationales behind those urban surcharges do not translate to conditions in Nova Scotia or the real causes of the availability and affordability crisis in the province – and certainly not in the rural areas favored by non-Nova Scotian retirees and owners of vacation homes. The most effective way to address those issues isn't to drive people from their homes, rather, as Professor Murtaza Haider of Ryerson University recently told CBC, it is by building more homes to satisfy the need.

"If we don't address the real problem, that is construction of new housing, and we continue to build or under build. . . .then the problem will remain."

It is easy to blame and target people who can't vote with the intent of forcing them from their homes and the communities which they love and to which they have contributed. The short-sighted, punitive, and confiscatory tax surcharge will do nothing to solve the housing problem as shown elsewhere in Canada. At the same time, the unintended consequences could cause long term damage to Nova Scotia's real estate values (especially in rural areas) and hospitality and tourism sectors. Most tragically, Nova Scotia's reputation as a welcoming province could be devastated as word of forced sales and shattered dreams spreads throughout Canada, the U.S. and the rest of the world.

We are concerned that the level of healthcare in NS does not equal that of Ontario and are reluctant to give up our OHIP access.

During the pandemic the Nova Scotian government aggressively marketed the benefits of moving to the province. We bought into this but now feel we were misled and lied to. It appears the NS government only wants our money—not us.

As Canadians, we can honestly say that we are extremely ashamed by the government's blatant tax grab of non-resident Nova Scotians (and fellow Canadians). No other province has implemented a tax surcharge for Canadian citizens. Why start now when this will not resolve the housing or health care problems – but rather do the reverse.

We look forward to your response.

With regards,

Mark & Linda

Mark & Linda Northwood
mnorthwood@kenwynngroup.com
linda.northwood@brookfield.com

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<NS Property Tax for Non-Residents.pdf>

[REDACTED]

From: Mark Northwood [REDACTED]
Sent: April 12, 2022 12:00 AM
To: susancorkumgreekmla@gmail.com; Office of the Legislative Counsel; LeBlanc-Murray, Nicole M; Economic Development Minister; Finance Minister; Premier
Cc: Catherine Cumming; Carol Schechter; John Duckworth; Linda Northwood
Subject: FW: Bill 149 NS Property Tax for Non-Residents

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Good evening,

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- Create jobs to entice Nova Scotians to return to the province or attract new residents to rent or purchase rural properties.
- Lower the cost of housing in urban areas and target the major cities where the housing market prices do need to be addressed
- Control the speculators that are permanent NS residents who impact the urban centres. We have seen this in Toronto with many condominiums owned by full time Ontario residents purely for speculative purposes. A high number of these condos are either empty or rented for exorbitant fees. Targeting a rural area typically does not benefit a city.
- Create a rental market for permanent residents in rural areas, when employment is typically found in urban centres and not rural areas like Kingsburg, which historically has had many non-resident owners.
- Create more rental housing for permanent residents. Many rural properties are only three seasonal residences and do not have the capabilities to be rented to a Nova Scotian on a year-round basis.
- Create more employment in rural communities. Many of the jobs in the rural communities exist because of the non-resident owners.

If this Bill is passed you will see that many non-residents will be forced to sell their properties. Many of those properties in rural areas will then be bought by permanent residents as seasonal homes. So, what is achieved? Over time the prices will increase, especially as you point out that you want to increase the population of permanent residents. It's basic supply and demand. The more people you have living there increases the demand for housing. If you don't have the supply the prices will increase. I think you need to build more affordable housing in the areas where employment is rising.

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We felt that NS would be a great place to retire to in a few years (two to three). We still do, however would like to retire under our terms and not be told that we face massive property tax increases if we don't take up NS full time residency sooner. From a healthcare perspective we don't think NS is able to handle the increased residency numbers, so why would we give up our access to OHIP that could not only be detrimental to our health but also potentially cause us to be a burden on the NS healthcare overtaxed system?

I agree that property prices need to be addressed for the first-time home buyer. However, the Bill needs to be fair and equitable. Why isn't the Legislature targeting Nova Scotians that own seasonal or second homes? How many politicians' own seasonal homes, income properties etc. either by themselves, through their partners or via corporations? Why should it be non-residents that are being targeted? What happens to the non-residents that operate businesses in NS?

I empathize with first time home buyers as I was in that position in my early 20's. However, any property tax increase should target all property owners, not just non-residents. One suggestion would be to have a higher tax for people/corporations that own more than two properties.

Regards,

Mark Northwood
President



Kenwyn Group Inc
207 - 50 McIntosh Drive
Markham, ON, L3R 9T3

Phone: 416-677-8835
mnorthwood@kenwyngroup.com

From: Susan Corkum-Greek <susan.corkumgreek@yahoo.ca>
Sent: Monday, April 11, 2022 8:34 PM
To: Northwood, Linda <Linda.Northwood@brookfield.com>
Subject: Re: NS Property Tax for Non-Residents

CAUTION EXTERNAL EMAIL: DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS UNLESS YOU KNOW THE CONTENT IS SAFE.

Dear Linda,

Thank you for reaching out to share your feedback on the Non-Resident Provincial Deed Transfer Tax and the Nova Scotia Non-Resident Property Tax.

These measures are aimed at cooling the wildly overheated housing market in Nova Scotia that has pushed home ownership beyond the reach of most Nova Scotians, including the future workers we need to grow our economy — even the doctors and nurses we are recruiting to strengthen our health care.

We expect this legislation will reduce the number of non-Nova Scotians buying houses, particularly for investment and speculative purposes. At the same time, it may encourage properties owned by non-residents to be offered for rent, providing additional housing options in this critical period.

No one likes to pay more, and this is a substantive increase. So I cannot express surprise at the reaction of seasonal residents. I count many such people among my friends and have said more than once that it is not a case where we don't want you. In fact, we'd like you to live here 12 months of the year.

Because from an economic point of view what Nova Scotia truly needs is to grow our population. We need to fill our labour shortages so that business and industry can seize opportunities for new product development, new export markets, growth and sustainability driven by innovation, and a desire to reduce our environmental impacts and collective carbon footprint.

While not diminishing the value of home renovations, landscaping, dining and retail spending by our seasonal residents, this does not a healthy economy make. Too much of the impact resides in a narrow band of time. Too many of the jobs supported are low wage (though I will acknowledge such is not true for the construction trades).

Moreover, the clamour for a seasonal home by the sea for summers or future retirements has had the effect of squeezing out our own, at a time when young Nova Scotians, as well as working-age people from other areas of the country and abroad, are finally seeing opportunities here for good jobs and a great life.

This is a significant shift in a province where for too long we collectively bought in to the idea that you had to leave Nova Scotia to prove your mettle, be that your intelligence, professional acumen or business idea. We lost generations to this idea, and the efforts of those individuals - their accomplishments, innovations, jobs or wealth created - were lost to our province.

All this said, I continue to encourage those who feel strongly about this proposal to take advantage of the Law Amendments process (unique to Nova Scotia) by making a written submission, personal or virtual appearance before the all-party committee.

Sincerely,

Susan
Hon. Susan Corkum-Greek
Minister of Economic Development
and MLA for Lunenburg

You can find out more information about the tax measures [here](#)

Sent from my iPhone