

From: Robert Drolet [REDACTED]
Sent: April 18, 2022 2:05 PM
To: Office of the Legislative Counsel
Subject: Non Resident Tax

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

Exercice caution when opening attachments or clicking on links / Faites preuve de prudence si vous ouvrez une pièce jointe ou cliquez sur un lien

Dear Sirs, for your information. The Government's motives are clearly disclosed in this letter from the MLA for Lunenburg and Minister for Economic Development: the Government's intent is to reduce property values and selectively target non residents. She also specifically dismisses the seasonal economy and low value jobs in property services as not valuable to Nova Scotia.

Since we do not have the vote and no consultation was called, we seasonal residents (note that we are not non resident speculators!) do not have any way to have our voice heard on this matter. And the anti sentiments against those from away apparently prevents the Opposition from protecting our interests or challenging the planned policy.

I call on the professionals in Government service to point out the shaky legal grounds for this discriminatory, cynical and disproportionate tax on non residents, and inform the Assembly on the real economic impact that it will have. This proposal is also confiscatory, as its level is disproportionate and unsustainable. If a wealth tax is to be imposed it should be on rational classes of property, and with due regard to its impact and fairness.

This proposal is unfair in the utmost. It targets a group with no representation with a tax burden higher than what most Nova Scotians suffer, and there is no evidence that its impact on the real problem will be significant.

ROBERT DROLET

Begin forwarded message:

From: Robert Drolet [REDACTED]
Subject: Re: Non Resident Tax
Date: 18 April 2022 at 17:37:37 BST
To: Susan Corkum-Greek <susan.corkumgreek@yahoo.ca>

With respect your form response does not address any of my comments and concerns. Let me be clearer:

- 1- Your mail makes it clear that the message is absolutely that you do not want seasonal residents
- 2- if you are truly concerned that second home ownership squeezes out young families, then the solution is to tax all second homes in Nova Scotia
- 3- we are neither speculators or investors, unlike many Nova Scotia residents
- 4- if the real estate market is overheated in Nova Scotia, it is not because of people like us who bought undeveloped land and build a cottage on it; it is a function of low interest rate and the greed of local land speculators and builders who have been demanding ever increasing prices; the first factor is in the process of being resolved, the second could be solved by appropriate measures against speculators in those areas of the Province where over heating occurs. A cottage in a village miles away from any job is

not contributing to housing shortage, it is providing additional seasonal residents contributing to the economy.

Your response shows that you are not interested in any real discussion, consultation or debate. And your and your colleagues continue to repeat unsubstantiated claims that this will cool the real estate market, a fact that knowledgeable professionals refute absolutely, and suggest that it will be accretive to the Province, a contention that basic economics contradict: the money spent albeit seasonally and the inward investment from non residents in significant property in the Province are valuable inflows, and reducing them is damaging. The way in which you are conducting this absurd policy without debate or regards to facts will discourage investment in the Province: an irrational government is not one that investors will trust.

This is a naked, cynical tax grab against Canadians from away who do not have a right to vote, including some with roots in the Province who have chosen to make their life elsewhere, as is their absolute right, as is recognised in other provinces that have taken action against speculation. The level of taxation is a confiscation of our properties and cannot be explained by any of the factors you quote, and is being effected without mitigation or consultation. Furthermore as we will be among the largest taxpayers in the Province, we should have representation at the municipal and provincial level. These are elementary human rights in a civilised society and are being trampled.

Taxation reduces consumption. I am in the process of reducing my local expenses as we speak, not out of spite but of necessity and basic economics. I will also ensure that our property is valued for what it is now worth; since this is your explicit wish, you should be pleased with that. It will also be interesting to see how actively you explain to your voters that you are deliberately looking substantially to reduce the value of their property. I am not sure they understand that and will be pleased with the result.

I also believe that your actions are illegal on several grounds and will actively participate in judicial review if the measure is passed in anything like the proposal you are making. It is unfortunate that civil debate cannot be conducted in the way tax policy normally evolves, and I am particularly saddened by the violent xenophobic attacks on non residents that your populist discourse has unleashed. I would at least expect your government to take legal advice on its proposed policies and manage real consultations with people affected by your policies.

ROBERT DROLET

On 18 Apr 2022, at 16:07, Susan Corkum-Greek <susan.corkumgreek@yahoo.ca> wrote:

Dear Mr. Drolet,

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.

I understand the various concerns that have been raised. I count many seasonal resident 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 young Nova Scotians, as well as working-age people from other areas of the country and abroad, just as they 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.

Again, I do thank you for reaching out.

Sincerely,

Susan
Hon. Susan Corkum-Greek
MLA for Lunenburg

Sent from [Mail](#) for Windows