

[REDACTED]

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**From:** Patrick Korhonen [REDACTED]  
**Sent:** April 19, 2022 6:16 AM  
**To:** Office of the Legislative Counsel  
**Cc:** ellen@loreleincollmla.ca  
**Subject:** Fwd: Out of province homeowner tax concern for military family

**\*\* 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

Good day,

I was instructed to email this address by my MLA office regarding the out of province homeowner tax which is to be implemented in Nova Scotia.

For background: We are a military family and I have recently learned that I will be posted (moving) to Moosejaw, Saskatchewan for 3-4 years to train new pilots for the air force. Our plan was to rent the home we currently own in Dartmouth while we are away for a few years, move back to Nova Scotia, and continue our plans to raise a family.

I understand that the new bill will not apply these taxes to us if we rent our home "full time".

I am looking for clarification on details - our intent is to rent full time, but what happens if there is an eviction or the tenant breaks the lease? Does this mean I have to pay the inflated taxes for the year? What happens if the tenant leaves and it takes me a few months to get a new one?

Thank you,

Pat Korhonen

----- Forwarded message -----

From: **Admin** <[info@loreleincollmla.ca](mailto:info@loreleincollmla.ca)>  
Date: Mon, Apr 18, 2022 at 5:55 PM  
Subject: Re: Out of province homeowner tax concern for military family  
To: Patrick Korhonen [REDACTED]  
Cc: [ellen@loreleincollmla.ca](mailto:ellen@loreleincollmla.ca) <[ellen@loreleincollmla.ca](mailto:ellen@loreleincollmla.ca)>

Hello Patrick,

Currently Bill 149 remains at Law Amendments.

Law Amendments will meet tomorrow, Tuesday April 19<sup>th</sup> to consider Bills 149 ( includes non residents tax ) , 154 and 155.

There are still the next steps of "Committee of the Whole", third reading and then Royal Assent. You can submit your input by email and / or appear as a presenter at Law Amendments.

It may be too late to do so , but here is the contact email :

[Legc.office@novascotia.ca](mailto:Legc.office@novascotia.ca)

Regards,

Ellen F.

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**From:** Patrick Korhonen [REDACTED]  
**Date:** Monday, April 18, 2022 at 10:37 AM  
**To:** Admin <[info@loreleincollmla.ca](mailto:info@loreleincollmla.ca)>  
**Cc:** Finance Minister <[FinanceMinister@novascotia.ca](mailto:FinanceMinister@novascotia.ca)>, <[premier@novascotia.ca](mailto:premier@novascotia.ca)>  
**Subject:** Re: Out of province homeowner tax concern for military family

Right... but that is an incredibly ambiguous definition for something that can have a massive financial impact on a middle class family. My intent IS to rent year round. What happens if that doesn't occur for reasons outside my control? The details matter.

Thanks very much, I am looking forward to a reply.

Sent from my iPhone

On Apr 18, 2022, at 4:04 PM, Admin <[info@loreleincollmla.ca](mailto:info@loreleincollmla.ca)> wrote:

Good Morning Patrick,

I am forwarding your letter again to the Premier's office and the Minister of Finance to see if they can clarify the details for you.

All that I can confirm is that the tax does not apply to houses rented to Nova Scotia residents year-round.

Regards,

Ellen Fleming

902-701-2245

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**From:** Patrick Korhonen [REDACTED]  
**Date:** Monday, April 18, 2022 at 7:15 AM  
**To:** Admin <[info@loreleincollmla.ca](mailto:info@loreleincollmla.ca)>  
**Subject:** Fwd: Out of province homeowner tax concern for military family

Good day,

I have seen the news and understand that the tax will not apply if we rent the home year round.

Could you clarify what would happen in the event that we rent the home and then the tenants leave for some reason ? Would I have to pay a years worth of extra taxes on the home ? Our intent is to rent it full time but if for some reason a renter is not in there what are the implications of that? What if they are evicted? What if they break the lease? Will we have a grace period to find a new tenant?

The details of how this might apply to us will affect our decision - we want to keep our home for when we return but we absolutely cannot afford to pay these taxes based on not understanding the new law. What is the specific wording of it?

Thank you

Pat

Sent from my iPhone

Begin forwarded message:

**From:** Patrick Korhonen [REDACTED]  
**Date:** April 18, 2022 at 1:01:56 PM GMT+3  
**To:** Julia Cottreau [REDACTED]  
**Subject:** Re: Out of province homeowner tax concern for military family

Good day,

I have seen the news and understand that the tax will not apply if we rent the home year round.

Could you clarify what would happen in the event that we rent the home and then the tenants leave for some reason ? Would I have to pay a years worth of extra taxes on the home ? Our intent is to rent it full time but if for some reason a renter is not in there what are the implications of that?

Thank you

Pat