



PO Box 530, 493 Main Street
Mahone Bay NS, B0J 2E0
Phone 902-624-8327 | Fax 902-624-8069
townofmahonebay.ca

Honourable Tim Houston
Office of the Premier
7th Floor, One Government Place
1713 Barrington Street
Halifax, NS B3J 1X5
PREMIER@novascotia.ca

NSFM MAY 16 2022

April 28, 2022

Dear Premier Houston,

Mahone Bay Town Council has discussed the proposed non-resident Provincial property tax and the proposed non-resident Provincial deed transfer tax announced as part of the 2022/23 Provincial budget. Having heard from local residents and property owners, Council passed a motion to send this letter expressing their concerns.

Concerns raised to the Town Council have included:

- We have heard from non-resident property owners that the new provincial property tax makes them feel unwelcome in our community, despite the many valued contributions they have made and continue to make;
- Many have suggested that the new taxes will disincentivize investment in our community by non-residents, negatively impacting development (including of new housing units); and,
- It has been pointed out that the new taxes do not directly address the need for more affordable housing in our community. If the Province means to convert short term rentals there are more effective measures to consider such as rescinding Provincial legislation requiring short term rentals to be assessed and taxed as residential rather than commercial properties.

In addition to these concerns expressed by our residents and property owners, Council has significant concerns about the way the Province has gone about implementing these measures (concerns shared by many other municipal councils through the province and the Nova Scotia Federation of Municipalities):

- The new provincial property tax and deed transfer tax measures infringe on the primary revenue source for municipalities (property taxes);
- There was a complete lack of consultation the new measures, particularly with municipalities; and,

- The new provincial property tax represents a dramatic increase in taxation for those impacted and yet the provincial government has refused to act on the calls from municipalities to remove the CAP on property assessment.

We acknowledge the provincial mandate for housing, but we urge you, Premier Houston, to postpone the implementation of any new property taxes for non-residents to allow for meaningful consultation with stakeholders such as municipalities, tourism and real-estate professionals, affordable housing specialists, and members of our communities including those most impacted by the current housing crisis.

Yours sincerely,



David W. Devenne
Mayor, Town of Mahone Bay

- cc. Hon. John Lohr, Minister of Municipal Affairs and Housing
Hon. Allan MacMaster, Minister of Finance and Treasury Board
Hon. Susan Corkum-Greek, MLA Lunenburg
Mayor Amanda McDougall, President NSFM ✓
Warden Allen Webber, Municipality of the District of Chester
Mayor Matt Risser, Town of Lunenburg
Mayor Carolyn Bolivar-Getson, Municipality of the District of Lunenburg
Mayor David Mitchell, Town of Bridgewater