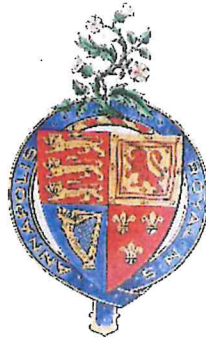


Town of Annapolis Royal



May 30th, 2022

The Honourable Tim Houston, M.L.A.
Premier of Nova Scotia
One Government Place - 7th Floor
1713 Barrington Street
Halifax, Nova Scotia. B3J 1X5
Premier@novascotia.ca

Dear Premier Houston,

Re: Non-Resident Deed Transfer Tax

At our May 5th, 2022, Committee of the Whole meeting, Council discussed the new non-resident property tax and deed transfer tax and unanimously opposed it. Fortunately, since then, you have reversed course on the non-resident property tax.

However, we are asking the Province to also reverse the newly created non-resident deed transfer tax.

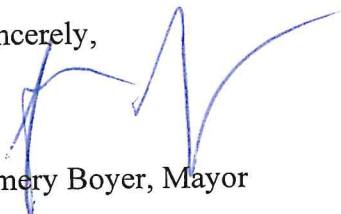
While we understand the intention is an attempt to slow real estate speculation, we are concerned about the damage it will cause the Province's reputation as a place to visit, live and invest. Targeting vacation, retirement and seasonal homes in predominantly rural areas will not free up a meaningful housing supply or have a significant impact on affordability. Plus, this new taxation may have unintended and negative consequences on our rural communities. It is economically beneficial to have non-residents as part of Nova Scotia's housing spectrum. The impacts of non-resident construction, tourism, household appliances, and renovations are essential to businesses and create activity especially in smaller rural, local economies such as the Town of Annapolis Royal.

The rapid process of the introduction of this new taxation has also violated the twelve months' notice rule for anything that could impact on municipal budgets. In addition, there has been a

significant lack of communication from both the NSFPM and the Province on this matter. We can only assume that the NSFPM was as surprised by the new taxation as we were.

We are disappointed in the implementation of this new non-resident deed transfer tax, and we urge the Province to consult with municipalities to find a better solution. We encourage you to listen to stakeholder opposition to this new taxation and to work collaboratively to come-up with a better plan that welcomes fellow Canadians to our Province.

Sincerely,



Amery Boyer, Mayor

CC: The Honourable Allan MacMaster, M.L.A., Minister of Finance
The Honourable John Lohr, M.L.A., Minister of Municipal Affairs & Housing
The Honourable Carman Kerr, M.L.A.
Ms. Amanda McDougall, President of Nova Scotia Federation of Municipalities