

From: [Ky](#)
To: [NSFM Info](#)
Subject: Nova Scotia Non-Resident Tax
Date: May 2, 2022 1:26:23 PM

Dear Board of Directors for the Nova Scotia Federation of Municipalities,

My name is Kyla Rand. I was born and raised in Glenmont, Nova Scotia. Like many of my friends, I had to make the difficult decision to leave the province for work. This meant leaving most of my family, and there are a lot of Rands (going back for several hundreds of years in our area), who currently live, pay their taxes and vote in Nova Scotia. Several years ago, my husband and I bought 1 acre from my parents on Black Hole Rd., Glenmont, with the intention of building our forever home. We are currently in the process of this build, while we work in BC and live in a rented apartment here. Unfortunately, we still need to work for 4 more years in order to financially be able to move home forever. In our particular case, on Black Hole Road, we are one of only a few new builds in what is a very remote and rural area. We are adding housing for ourselves and not taking housing away from permanent residents. We are building this house to be our home.

We can all agree on how important it is to take action to make housing in Nova Scotia more affordable, and more available, but the Non-Resident Property Tax achieves neither.

Instead, it creates a discriminatory and punitive tax system that unfairly targets non-residents, many with deep family ties to Nova Scotia, who have recreational properties in the province and who, year-after-year, support rural communities and small businesses.

This tax is not a solution, it is a problem. It creates an unfair and blatantly discriminatory tax on part-time residents and, in so doing, it hurts Nova Scotians and tarnishes the Nova Scotia brand here in Canada and across the world.

The non-resident tax does not address the real problems of affordability and availability of housing. Taxing non-resident properties, which are largely seasonal and in rural areas, at a higher rate does not make housing more affordable, nor available in urban areas like Halifax where the need is greatest. It will hurt the economies of rural Nova Scotia, where part-time seasonal residents are key contributors to the local economy and the fabric of the community.

Instead of cooling the housing market, this legislation will cool rural investment in rural areas where it is most needed. It will not increase housing supply. It will build a wall around Nova Scotia, telling non-residents to stay out and go elsewhere. Rural businesses will feel the chilling effect of less demand for their services, resulting in fewer jobs. Rural municipalities will feel the dampening effects of lower assessments and tax revenues as non-residents and potential buyers flee, meaning they will be less able to provide quality services.

This tax needs to be abandoned. It is not fair, it is discriminatory, it is punitive, it is hurting rural communities already, and it is not Nova Scotian. There are effective ways to increase the supply of affordable housing for Nova Scotians, but this tax is not one of them.

Sincerely,
Kyla Rand

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