

From: [Reed Conrad](#)
To: [NSFM Info](#); [Kim Masland](#)
Subject: CPI Capped Assessments Formula 2022 5.4%
Date: June 15, 2022 8:37:32 AM

Dear Sirs;

I have been directed to you regarding the above and my concern with how the annual increase in the CAP is determined.

The present policy is determined by the **"increase year over year in the NS CPI Oct to Oct"**. That policy reflects only the increase for the month of Oct in comparison to that of Oct in the previous year. Therefore, if we get a one month spike in the CPI it doesn't reflect what has happened in the entire year over year. And since this CAP increase effects all future tax assessments and will never be reversed or reduced, a more accurate and realistic way would be to amend the policy to the **"average increase in the CPI"** year over year.

I'm, sure the Policy was drafted to maximize the increase in the CAP to the benefit of the Province and the Municipalities, but that isn't FAIR to homeowners because it reflects only one month's CPI. Had you picked Jan 2021 for example, to coincide with the beginning of the year, that rate CPI would be 1.3% and that too would be unfair for the P & M wouldn't it?

Therefore, if the policy wasn't drafted to maximize CAP, then you should have no problem in changing the policy to a more fair and equitable system where the average for the twelve period not only provides a truer picture of CPI but eliminates a one month(s) spike, but still doesn't exclude those spikes from the process. Thus an amended CAP increase for 2022 would have been 2.86% not 5.4%. Even the average for Jan-Dec2021 would have been 4.1%.

I'm not sure who has the real power to effect this change, it appears the Hon. Minister Lohr, as well as my MLA Maslund, seem to be deferring to you, as politicians do, so the "ball is now in your court" to consider and hopefully make a recommendation for change for **Fair Taxation**. I'd also remind all powers to be that any CAP increase caused by rising inflation in any year will never be decreased in future years when inflation subsides. It's a permanent adjustment which should increase your resolve to get it right the first time, wouldn't you think?

Reed Conrad, White Point, NS