



NOVA SCOTIA FEDERATION
OF MUNICIPALITIES

FOR IMMEDIATE RELEASE

November 6, 2019 - Nova Scotia Federation of Municipalities welcomes the government's support for an all-party committee to review the provincial assessment CAP.

"This is something we've been working toward for the past year," said **NSFM President Wayne Mason**.

Municipal Affairs and Housing Minister Chuck Porter announced his support for the committee during his address to delegates at the opening of NSFM's Annual Conference Wednesday morning at the Westin Halifax Hotel.

"The Capped Assessment Program is a complex issue that we've worked closely with the NSFM on over the last year," said Minister Porter.

"As all political parties supported the introduction of the program in 2005, it makes sense that any future changes to the program are agreed upon by all parties."

The CAP was introduced in 2005 to protect Nova Scotians who were experiencing sudden and dramatic increases to their property tax bills.

Over time, distortion in the system has led to a majority of Nova Scotians (54%) overpaying and subsidizing others.

"The CAP has outlived its purpose because it no longer protects the people it was supposed to protect," says Mason, a Halifax Regional Municipality councillor.

"It disproportionately benefits high value homes, and many homeowners are paying more under the cap than they would without it," he said.

An all-party committee recognizes what NSFM has been saying for years, that a solution to the CAP is needed now, says **NSFM CEO Juanita Spencer**.

"It also ensures that everyone can provide input in a public forum."

Eliminating the CAP has been a focus for NSFM members for the past eight years.

NSFM members, which include 379 mayors, wardens and councillors, have voted to include the removal of the CAP as a top priority or resolution for action since 2011.

In addition, several member units, including CBRM, East Hants, Colchester, and HRM have passed resolutions calling for an end to the CAP.

Recently, the provincially-funded Grant Thornton CBRM Viability Study called for the removal of the CAP.

Throughout 2019, NSFM Staff and Board members have been working to get all-party support for a resolution to remove the CAP.

In January, a committee was established with membership including representatives from *Association of Municipal Administrators of Nova Scotia* and elected and executive members of *NSFM*.

The committee met with all three party caucuses, made presentations to members and individual councils, and met with almost a dozen stakeholders.

During 2019, there were more than 60 meetings and presentations throughout the province.

For a detailed list of meetings and the membership of the CAP committee, see

<https://www.nsfm.ca/capped-assessment-program.html>

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