

April 14, 2022

Municipal Mayors and Wardens
Via Email

Dear Mayors and Wardens:

On April 8th the Provincial government introduced Bill 149, the *Financial Measures (2022) Act* in the Legislature. Within this Bill are the provisions for the provincial *Non-Resident Deed Transfer and Property Taxes Act*. It establishes a provincial 5% deed transfer tax and provincial property tax on residential properties purchased and owned by non-residents of Nova Scotia, as defined by the Provincial government.

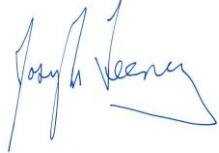
I write as Chair (as of April 8, 2022) of the Board of Directors of the Property Valuation Services Corporation (PVSC) to advise that the Corporation was not involved in the drafting of this legislation nor is it a program that is under the administration of PVSC. While staff of the province informed PVSC staff that the government was proceeding with drafting legislation in keeping with the government's political platform in this regard, the details and substance of the draft legislation were not shared with PVSC. We learned the specific details as many of you may have, through the tabling of the legislation in the House on last Friday. We understand the Minister of Finance and Treasury Board may have informed the Nova Scotia Federation of Municipalities (NSFM) and Association of Municipal Administrators (AMA) prior to the introduction of the Bill but PVSC was not part of these discussions.

The Government has released revenue estimates associated with collecting these provincial taxes. Again, PVSC was not involved or consulted in the determination of these estimates.

It is of particular importance to the Board that the Corporation's role as administrator of property assessment in Nova Scotia is, and is perceived to be, separate and distinct from those who levy and collect property tax. We note in Bill 149 that the Minister of Finance and Treasury Board has the authority to direct PVSC to send owner's declaration forms to residential property owners. Furthermore, the Corporation must provide access to all information required by the Administrator of this provincial tax. The Corporation will represent to government that this cannot compromise the function of PVSC's administration of property assessment, nor will any costs associated with these provisions be borne by the 49 municipal members of the Corporation.

Once the legislation is passed and proclaimed, Finance and Treasury Board is understood to be responsible for administrating this program. PVSC will update municipalities on any substantive developments regarding these issues.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joseph Feeney". The signature is fluid and cursive, with a long horizontal stroke at the end.

Joseph Feeney
Chair, PVSC Board of Directors

cc: Janice Spencer, CEO, NSFM
Janice Wentzell, Exe. Director, AMA