

March 17, 2025

The Honorable Becky Druhan
MLA Lunenburg West
Minister of Justice and Attorney General
Chair: Standing Committee on Public Bills

Madam Chair and Honorable Committee Members:

I am here this evening to address proposed changes to the Nova Scotia Financial Measures Act, specifically the proposal to amend the Non-Resident Deed Transfer Tax (PDDT) to 10 percent for non-Nova Scotians buying residential property within our province.

My name is Don Kyte and I have a home at 784 Shore Road in Egerton, Pictou County. For those who are unaware of Egerton, it is a suburb of Merigomish, which is a suburb of Lower Barney's River. We are located on Highway 245 between Sutherland's River and Antigonish.

On March 6, 2025 I wrote Premier Tim Houston, who is also MLA for Pictou East, to express my concerns about doubling the Non-Resident Deed Transfer Tax to 10 percent. I would like to briefly review a summary of this letter for this committee.

British Columbia introduced their Non-resident Provincial Deed Transfer tax in 2007 for what appears to be legitimate concerns about foreign purchases of residential property. **I am not sure this same concern currently exists in Nova Scotia.** This PDDT "tariff" appears to be a political viewpoint rather than a business issue. **Thus, as is noted in the press, a potential tax gain is miniscule on a \$16.5 BILLION dollar revenue expectation for fiscal 2026.** Why invoke the ire of Nova Scotians at a time when externally ^{INDUCED} imposed tariffs are forcing both uncertainty and a change of buying habits that support the slogan, "Buy Canadian"?

As you have heard from others, this proposed PDDT tax increase could affect multiple areas within Nova Scotia, **INCLUDING** estate planning. As older Nova Scotians prepare to transition from an owner occupied home to an apartment, or a nursing home, conditions may not permit a family member to move back to Nova Scotia within the six-month reprieve period. Additionally, potential purchasers of rural homes are often seasonal residents who then use local trades for repairs, upkeep and security. These potential purchasers may eventually move to Nova Scotia but timing may not be on their side to avoid this unnecessary tax increase. This also applies to non-rural areas as well.

Thus, implementation of this proposed tariff should be at least delayed until

1. There is more clarity on the effect of the USA imposed tariffs
2. Specific facts on NS housing trends can be obtained from the Canadian Real Estate Report on average resale prices.
3. The stock market has stabilized. The past 7 weeks have seen a stock market tumble due mostly to uncertainty. The stock market hates uncertainty.
4. **There is no need to exacerbate this uncertainty by imposing a non-resident Provincial Deed transfer Tax that would be considered less than a rounding error in government spending.** Like a mosquito, this tax could be more of an irritant than a source of tax revenue.
5. A change until the next fiscal period would not be untoward.

Our Nova Scotia government has taken the lead to adjust barriers to interprovincial trade. Let us open Nova Scotia housing free of a non-resident Deed Transfer Tax to **ALL Canadians**

Madam Chair, NOW is the time to take a stand and either eliminate, change or delay implementation of the proposed hike in the non-resident Deed Transfer Tax. **Nova Scotians also seek free trade on Nova Scotia house purchases by our fellow Canadians.**

Thank you for your time and attention.

Respectfully,


Don Kyte
