

Lori Murphy

From: Alain Muise
Sent: Thursday, October 03, 2019 4:13 PM
To: Lori Murphy
Subject: FW: Important Update on the CAP from NSFM President Waye Mason

Please add this memo to the agenda for decision please.

From: Amy Pugsley Fraser <apugsleyfraser@nsfm.ca>
Sent: Thursday, October 3, 2019 12:07 PM
To: NSFM Info <Info@nsfm.ca>
Subject: Important Update on the CAP from NSFM President Waye Mason

TO: **Mayors, Wardens, Councillors and CAOs, All Units**

FR: **Waye Mason, President of NSFM**

RE: ***IMPORTANT UPDATE ON THE CAP***

3 October 2019

NSFM members,

I am writing to you today to update you on our efforts to remove the CAP.

We are ALMOST there. Now we need your help.

We are asking members to reach out to local MLAs and tell them why it's important to support our resolution to remove the CAP.

Over the past 11 months we've been asking MLAs to support NSFM's resolution to remove the CAP which reads in part:

THEREFORE BE IT RESOLVED *the Province work with municipalities and other stakeholders to phase out the CAP program and provide better alternatives to protect low-income homeowners and those experiencing significant increases in residential property assessments* <https://www.nsfm.ca/capped-assessment-program.html>

The reason we asked for all party support is because the CAP was brought in by a PC government with all party support and changed to CPI by an NDP government with all party support.

We wanted to avoid a long, drawn out all-party committee by simply securing support for our resolution. But that's the route we now face.

Over the course of 11 months of consultations, we felt we had secured all party support.

We are very close, but as of today we have been unable to secure that commitment, so we'll be calling on the government to strike a committee.

We are not asking MLAs to support the proposed changes – we recognize that the opposition must see the legislation and critique it.

Instead, we have been negotiating an MOU that proposes the following program to remove the CAP:

Restore equity and fairness to the property tax system through programs delivered by municipalities:

- Spike protection mechanism - *Protect properties whose assessments rise dramatically*
- Low income protection mechanism (protect seniors, other) - *Targeted tax exemptions already available in nearly all municipalities*
- Differential protection – *Program for average household and below who's market property assessment is dramatically different than CAP (50-100% or more)*

Restore equity and fairness to the property tax system through complete phase out:

- Slow Phaseout - *Transition over 13 years*
- Revenue-neutrality in implementation for both Province & municipalities – *Reducing the tax rate as overall assessment rises due to the CAP removal (revenue neutrality) while allowing for normal budget adjustments to cover increases in expenses or new services*
- PVSC to do market-based assessment ONLY - *Tax relief and taxpayer protection delivered by taxing authority, the municipalities*
- Provincial Seniors relief to become stackable - *Program would be stackable not applied after municipal relief*

This is not a backroom deal struck in a boardroom in Halifax.

This has been a front burner issue for all our members for the past eight years.

Our membership has voted to include the removal of the CAP as a top priority or resolution for action at our AGM for the last eight years.

It was most recently passed as a resolution 11 months ago.

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

Most recently, the Grant Thornton CBRM Viability Study calls for the removal of the CAP.

We have provided ample information on the impact and effects of the CAP on Nova Scotia as a province. We must look at this in terms of what is best for the whole province.

Now it is over to you. Call, email, text your MLA. Ask for their support. Ask to meet with them when they are back from Halifax this weekend. Bring other area Councillors, from across the political spectrum, red, orange, blue and green.

Respectfully but forcefully make the case that the CAP must go, for the good of all Nova Scotians.

Please let us know at NSFM what your results are, so we can track where the MLAs are in their support.

Thank you so much in advance for your help.

Waye Mason | President
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