

## Out of control property taxes are ruining my business!

To: Nova Scotia's Minister of Municipal Affairs  
Mayor and Council in \_\_\_\_\_

From: \_\_\_\_\_  
Name Signature  
\_\_\_\_\_  
Business Name Email (optional) [or Business Postal Code]

Commercial property owners in Nova Scotia are paying **up to four times more** than residents on properties of the same value and don't get even close to the same level of municipal services.

This is stifling small business growth by placing the majority of the tax burden on businesses to offset the cost of municipal services for residents and to support unsustainable spending by local government.

It prevents my business from:

- Making investments (new equipment, training).
- Growing the business (hiring, expanding).
- Taking risks and exploring new opportunities.

**As a business owner in Nova Scotia, I urge you to:**

- Cap the gap** on local taxation to ensure that businesses aren't taxed more highly than residents.
- Control municipal spending** - stop using businesses to fund unsustainable spending habits.

"Equalizing the effect of deductibility across property classes means commercial property tax premiums should be **no higher than 25%** above residential equivalents within a community."

-Ted Mallet, Chief Economist, CFIB Entrepreneurial Communities Report, 2015

**Fax to CFIB: 1 866 238-7743**

# Top 10 highest property tax gaps in Nova Scotia 2015/16

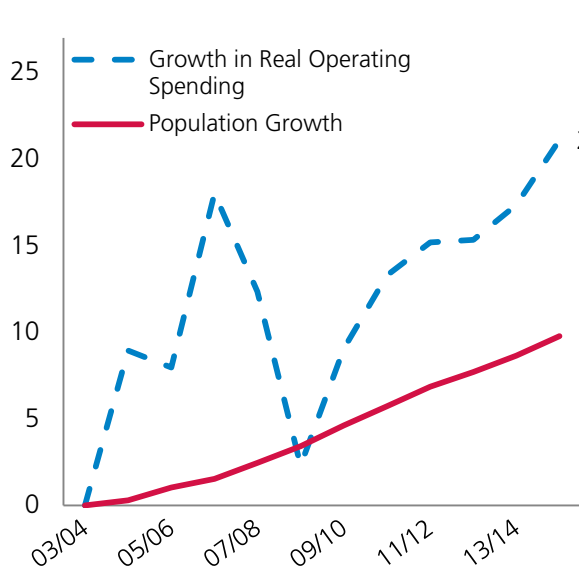
\$200,000 of assessed value

Top 10 Highest Property Tax Gaps	Town/Municipality/Regional Municipality	2015/16 Municipal residential property taxes per \$200,000	2015/16 Municipal commercial property taxes per \$200,000	2015/16 Municipal property tax gap	Hypothetical commercial property tax bill if gap was capped at 1.25	5 year savings if property tax gap capped at 1.25
1	Guysborough	\$1,220	\$5,160	4.2	\$1,525	\$18,175
2	Clark's Harbour	\$3,300	\$11,160	3.9	\$4,125	\$35,175
3	Mulgrave	\$2,580	\$8,840	3.4	\$3,225	\$28,075
4	East Hants	\$1,720	\$5,400	3.3	\$2,150	\$16,250
5	Oxford	\$3,180	\$9,960	3.1	\$3,975	\$29,925
6	Berwick	\$2,420	\$7,000	2.9	\$3,025	\$19,875
7	Cape Breton (Municipal Suburban)	\$3,840	\$11,000	2.9	\$4,800	\$31,000
8	Halifax County Suburban	\$2,360	\$6,720	2.9	\$2,950	\$18,850
9	Halifax Urban Core	\$2,420	\$6,720	2.8	\$3,025	\$18,475
10	Halifax County Urban	\$2,420	\$6,720	2.8	\$3,025	\$18,475

Source: CFIB analysis of Nova Scotia Municipal Property Tax Rates 2015-16, Government of Nova Scotia, Municipal Affairs.

## Halifax Regional Municipality

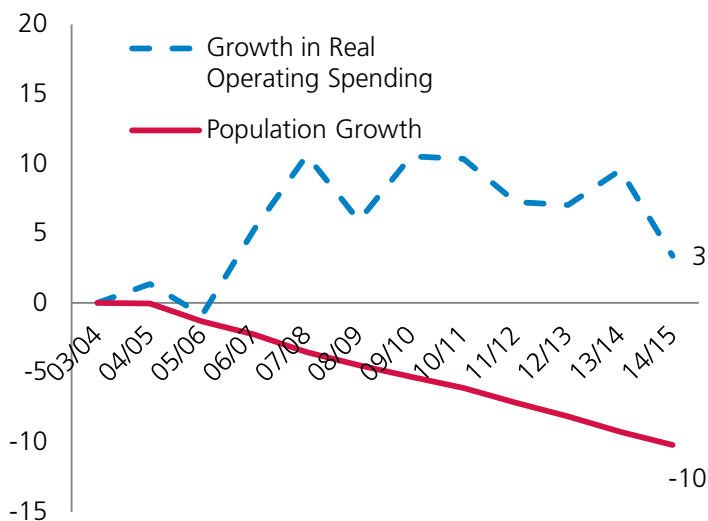
% Growth in operating spending and population growth (adjusted for inflation)



Source: Government of Nova Scotia, Department of Municipal Affairs, Annual Report of Municipal Statistics; Statistics Canada, CANSIM Table 326-0021 (CPI for Halifax) and Demography Division, custom tabulation (population for Halifax)

## Cape Breton Regional Municipality

% Growth in operating spending and population growth (adjusted for inflation)



Source: Government of Nova Scotia, Department of Municipal Affairs, Annual Report of Municipal Statistics; Statistics Canada, CANSIM Table 326-0021 (CPI for Nova Scotia) and Demography Division, custom tabulation (population for Cape Breton)

Get in touch.

We're here to help.



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