

Our Ref: 2418410:LNW/SL

FOR IMMEDIATE RELEASE

CONTACT:

TURNER DRAKE & PARTNERS LTD.

Real Estate Counsellors, Brokers & Valuers
6182 North Street
Halifax NS B3K 1P5

Press Release

Sarah Livingstone
Manager, Business Development & Marketing
Turner Drake & Partners Ltd.
Tel: (902) 429-1811 Ext. 346
Fax: (902) 429-1891
Email: slivingstone@turnerdrake.com
Website: www.turnerdrake.com

NOVA SCOTIA PROPERTY ASSESSMENTS 2024 - TAKE A LOOK UNDER THE HOOD UNVEILING THE REAL STORY

Halifax, January 22, 2024 – As property owners in Nova Scotia review their 2024 Property Assessment Notices, questions arise about the true impact of these assessments on commercial properties.

The Property Valuation Services Corporation (PVSC), Nova Scotia's independent assessment authority, reports an approximate 17.7% increase province-wide. There is more to the situation, and its impact on taxpayers. As noted by Giselle Kakamousias, Vice President of Property Tax at Turner Drake & Partners Ltd. this 2024 change layers another increase on top of 2023's 18% surge, and 2022's 8.8% rise. These increases are particularly troublesome for owners, the current state of the Canadian economy; the multi-residential rental cap; 20-year highs in interest rates, and escalating costs of labor and building materials.

PVSC's Director of Assessment, Dave Penny, highlights a general upward trend in market activity across the province, pointing to growth in both urban and rural areas. However, the devil lies in the details of each individual assessment, prompting Kakamousias to urge property owners to look beyond averages.

Provincewide Impact: The entire province has experienced a broad-based increase, sparing none of its 49 municipalities. Halifax, usually shouldering the brunt of increases, surprisingly aligns with the provincial median this year, experiencing a 15.8% increase.

Regional Variations: The Town of Stewiacke leads with a remarkable 31.8% overall increase. Even in the Town of Mulgrave, the most modest rise results in a double-digit increase at 10.4%. Burnside, contributing 15.8% of HRM's Gross Domestic Product, witnesses a 19.7% increase, with seven out of ten property owners experiencing a double-digit increase.

Disparities across Different Property Types: **Apartment properties** face substantial increases, with a 10.2% median increase with a third experiencing double-digit increases. Interestingly, apartments outside Halifax increased by 13.8%; higher than the city itself. The **industrial sector** sees an average increase of 10% provincially. Burnside leads the pack, with some large increases observed in other centres; Amherst and Debert among them. Downtown Halifax's **office properties**, rebounding post-pandemic, face a 4% increase, with a quarter of the property owners experiencing a double-digit increase. The **hospitality industry**, just beginning to recovering from the pandemic, witnesses a shocking 18.9% increase, with seven in ten experiencing a double-digit increase. Any owner with an increase exceeding 15% who has not seen a return to pre-pandemic performance should investigate, particularly since there is some question as to how pandemic benefits have been treated for valuation purposes. **The retail sector**, even now impacted by shifts in consumer habits, experiences a 6% increase.

Budget Implications: With the very real possibility of tax rate increases in the Spring, property owners are advised to meticulously scrutinize their assessments, as these figures form the basis for taxes over the next twelve months. Property owners have until February 8th to appeal their assessment, after which they are left with no options until the following year.

Turner Drake & Partners Ltd., a "homegrown" Nova Scotia company, has been providing real estate property advice for over forty years, with Kakamousias being a part of the team since 1993. Operating from their offices in Halifax, St. John's, Charlottetown, Saint John, and Toronto, they cater to clients owning properties across Canada.

----- 30 -----

If you would like more information about this topic, or wish to schedule an interview with Sarah Livingstone, please call her at (902) 429-1811 ext. 346 or email slivingstone@turnerdrake.com.