

## **Notice – Non-Resident Deed Transfer Tax Increase Budget 2025**

### **Non-Resident Deed Transfer Tax Increase**

Effective April 1, 2022, the province introduced a Deed Transfer Tax of 5 per cent on the value of residential real property purchased by a non-resident of Nova Scotia.

Exemptions are provided for specific situations, including for a non-resident purchaser who moves to the province within 6 months of the closing date of the transaction.

Effective April 1, 2025, the Non-Resident Deed Transfer Tax rate is increased from 5 per cent to 10 per cent. The higher tax rate applies to transactions with an Agreement of Purchase and Sale dated from April 1, 2025, onwards.