

# NDP/Green Platform Relating to Real Estate

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With the announcement that the Green Party and New Democratic Party intend to work together to govern British Columbia, we have reviewed the [two parties' platforms](#) for the 2017 election as summarized by the BC Business Council. The relevant planks in those platforms are set out below.

## TAXES – REAL ESTATE/ HOUSING

### NDP

- > Institute an annual \$400 renter's rebate
- > Introduce an annual 2% absentee speculators' tax
- > Establish a multi-agency task force to fight tax fraud and money laundering in the BC real estate market
- > Pass legislation requiring fair tenant treatment during renovations and demolitions of rental property
- > Build more affordable rental, non-profit, co-op and other housing units over 10 years

### GREEN

- > Expand the foreign buyers tax across the province and increase it to 30%
- > Tax capital gains in excess of \$750,000 on principal residences for homes owned for less than 5 years
- > Make the home owner grant income based (no details provided)
- > Introduce a "progressive property tax system"

## **HOUSING – SUPPLY**

### **NDP**

- > Build 114,000 affordable rental, non-profit, co-op and owner-purchase housing units through partnerships, over 10 years. These homes will be a mix of housing for students, singles, seniors, and families and will range from supported social housing to quality, market rental housing
- > Change regulations to allow colleges and universities to build affordable on- and near-campus rental housing, and ensure student renters receive the renter's rebate of \$400 per year
- > Build near transit hubs in urban and suburban centers. Use public land to build housing that British Columbians can afford

### **GREEN**

- > Invest \$750 million to support construction of approximately 4000 new units of affordable housing per year
- > Protect existing social housing and reduce operating costs by investing \$100 million/year in retrofits and renovations of older units
- > Introduce incentives for construction and/or conversion of existing buildings for rental property
- > Work with social and Indigenous housing agencies and federal and local governments to develop and implement a provincial housing plan to address deficiencies in the supply of affordable rental accommodation based on priority needs

## **HOUSING – TAX INITIATIVES**

### **NDP**

- > Introduce a 2% absentee owner speculators' tax into a Housing Affordability Fund

### **GREEN**

- > Enhance progressive nature of property transfer tax (PTT) by introducing a sliding scale from 0% on the first \$200,000 for a property's value, to 12% on properties valued over \$3 million
- > Apply the PTT to the transfer of beneficial ownership
- > Introduce a speculation PTT to discourage "flipping"
- > Expand the foreign buyers' tax to apply across the province, and increase the rate to 30%
- > Introduce measures to curtail lifetime capital gains tax exemption in excess of \$750,000 on principal residences
- > Introduce a progressive property tax system that imposes a surtax based on property value and allows homeowners to credit rental income and their previous year's BC income tax against the surtax

## **HOUSING – AFFORDABILITY & HOUSING AID**

### **NDP**

- > Provide a refundable renter's rebate of \$400 per rental household in BC each year
- > Pass legislation requiring fair treatment during renovations and demolitions of rental properties

### **GREEN**

- > Begin the transition from home owner grants (HOG) to a system of income-based grants, starting in 2019
- > Enhance the provisions of the Residential Tenancy Act to control rent increases, and to protect tenants from tenure termination that will result in the loss of affordable accommodation
- > Work with BC Housing to enable the inclusion of private rental properties in their directly managed portfolio of affordable accommodation
- > Maintain or enhance existing housing support programs in the context of the suite of initiatives to address income insecurity

## **AGRICULTURAL LAND RESERVE**

### **NDP**

- > "...revitalize the land reserve and the Agricultural Land Commission..."

### **GREEN**

- > Enhance protection of farm land and increase proportion of ALR land in use for agricultural purposes

## **LAND USE PLANNING**

### **NDP**

- > Modernize land-use planning to sustainably manage ecosystems, rivers, lakes, watersheds, forests and old growth forests, while accounting for cumulative effects. Take an evidence-based scientific approach and use the ecosystem-based management of the Great Bear Rainforest as a model
- > Expand the role of the BC Geological Survey (BCGS) and use GeoScience and BCGS data to inform land use planning initiatives in partnership with First Nations

## **TAXES – BUSINESS TAXES**

## **NDP**

- > Corporate income tax rises to 12% from 11%
- > Match federally mandated carbon price increases to 2022
- > Cut small business tax rate to 2%
- > Promise to freeze BC Hydro rates; presumably also applies to businesses(although this is not specified)
- > MSP premiums will be eliminated by end of the first term (benefitting employers who pay these for their employees)

## **GREEN**

- > Corporate tax rate up to 12%, from 11%
- > Increase the carbon tax by \$10 per year for 4 years (starting in 2018)
- > Eliminate “boutique tax credits”
- > Extend carbon tax to fugitive and vented emissions (starting at \$10/ton)
- > Apply carbon tax to slash pile burning
- > Work with the federal government to streamline business and consumption taxes over time
- > Roll MSP premiums into payroll and income taxes (this likely would impose new costs on employers)

## **TAXES – PERSONAL TAXES**

### **NDP**

- > Increase taxes on individuals with incomes over \$150,000
- > Keep Budget 2017’s 50% reduction in MSP premiums. Fully eliminate premiums within 4 years, and establish a panel to advise how to protect health care funding and provide needed revenues
- > “Freeze BC Hydro rates” (likely for 1 year, but the platform does not specify)
- > When carbon taxes rise to match federal mandate, rebates will be provided to 80% of families

### **GREEN**

- > Establish a working group to develop proposals to overhaul the tax system
- > Increase share of tax contributed by those earning over \$108,460 per year (by 1% in 2017/18, rising to 3% in 2020/21)
- > Roll MSP premiums into payroll tax and personal income taxes
- > Introduce a sliding scale for Property Transfer Tax (PTT) from 0% to 12%
- > Introduce a “Speculation PTT”







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