



## Seasonal Tourist Business Designation under the Assessment Act Frequently Asked Questions

1. Q. What is a “seasonal tourist business”?  
  
A. Under the *Assessment Act*, a seasonal tourist business is defined as:
  - a) a restaurant
  - b) a roofed accommodation (hotel, motel, inn), or
  - c) a campground,that is closed for **at least four months** in the taxation year (April 1 to March 31).
  
2. Q. What is the tax benefit for a seasonal tourist business?  
  
A. An eligible seasonal tourist business is taxed at 75% of the municipal commercial tax rate.
  
3. Q. What must I do as a seasonal tourist business to get the benefit?  
  
A. You must apply each year by September 1 to be designated by Property Valuation Services Corporation (PVSC). Application information is available on the government website, access centres, and your regional PVSC offices.
  
4. Q. How long must a seasonal tourist business close to be eligible?  
  
A. A seasonal tourist business must be closed for at least four months in the taxation year to qualify for the tax benefit.
  
5. Q. Doesn't a seasonal tourist business have to close for four “consecutive” months to be eligible?  
  
A. No. The requirement for seasonal tourism businesses to be closed “consecutive” months was eliminated last year. Effective April 1, 2007, seasonal tourism businesses just need to be closed any four months in the taxation year.
  
6. Q. What if I close for the winter, and only want to open for a day or so, say for New Years or Valentine's Day business?  
  
A. Most seasonal tourist businesses close for 5 to 6 months in winter. Since the months closed no longer have to be consecutive, you should not be disqualified for opening a day here and there, so long as you meet the minimum four months requirement.



7. Q. Do you have other examples of how a business can open and close in winter and still get the tax benefit?

A. Yes. Suppose an Inn is closed in April and again in November, January, and March, but is open the months of December (Christmas business) and February (Valentine's business). The Inn would be closed a total of four months in the same taxation year and would therefore be meeting the requirements of the seasonal tourism business designation.

Another example could be a seasonal restaurant that opens to cater to New Years and Christmas business, but also closes in April and again in November, February, and March, for a total of four months in the same taxation year.

As long as a business is closed for 4 months in total, the operator can be flexible in his/her opening and closing dates.

If you require further information on the Seasonal Tourism Business Tax provision, please contact:



Mr. Terry Hartling  
Property Valuation Services Corporation  
136 Esplanade St.,  
Truro, NS  
B2N 2K3  
Tel: 896-2225  
Fax: 893-6101  
Toll Free: 1-800-280-8963  
[Hartlitm@gov.ns.ca](mailto:Hartlitm@gov.ns.ca)



**Service Nova Scotia  
and Municipal Relations**

Mr. Jeff Shute  
Director of Policy and Finance  
Service NS and Municipal Relations  
Maritime Centre  
1505 Barrington Street  
Halifax, NS  
B3J 3K5  
Tel: 424-6161  
Fax: 424-0821  
[Shutej@gov.ns.ca](mailto:Shutej@gov.ns.ca)