

The Invisible





Green Hand



Today's Property Tax



Land Value Taxation

- Off buildings, onto land value alone
- Revenue-neutral tax shift
- Farming? Housing? Retail? Cities? Jobs?







Ease of Assessment

Ontario Municipal Property Assessment Corporation (MPAC) - 4.8 million properties, total value of \$1.7 trillion

- Under reporting
- No access to interior
- Difficult to assess structural
- Costly
- Hidden remodeling
- Land values vary widely

Property Owners

AboutMyProperty™ >

CONCERNS ABOUT YOUR ASSESSED VALUE? >

HOW WE ASSESS PROPERTY >

AN UPDATE ON FARM BUNKHOUSES >



House-like Land-like



cars, factories, clothes, furniture, computers, cows, sales, jobs, businesses



oil, water, quotas, minerals, EM spectrum, billboards, farm/urban land, air rights

Untax building, uptax land



ECONOMIC RENT



- windfall profit, unearned income
 - community-generated
- no corresponding cost of production

Earned income - 70%, unearned income - 30%

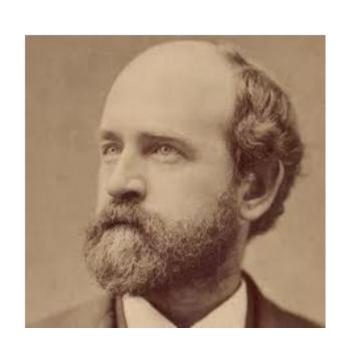
PIGOUVIAN TAXES



a tax levied to correct the negative externalities of a market activity

Arthur Pigou (1877 – 1959)

ECONOMIC RENT



revenue without a corresponding cost of production -- ideal to finance government

Henry George (1839 – 1897)

LVT & Agriculture







- land to building ratio
- pre/post harvest facilities
- labour-intensive, value-added
- niche, local, organic
- reduce upfront land cost

LVT: pro business



- land efficient
- access to land
- business start-ups
- innovation, jobs
- division of labour





"Don't punish businesses for being successful."

LVT & Urban Design

Sprawl
Decay
Automobiles
Isolation
Moribund
Unaffordable



Transit
Vibrancy
Walkable
Community
Prosperity
Affordable

Tax shift off improvements, onto "land value".

SELF-FINANCING INFRASTRUCTURE

"warranted"





pays for itself in land value uptick

TAX SHIFTING

(We Are All Tax Shifters)





off of:

- buildings
- sales
- business



on to:

- sites
- sources
- sinks

Reward industry, not speculators."



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