



**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**

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**Arthur Pigou (1877 – 1959)**



# ECONOMIC RENT



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

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**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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