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
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.”
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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