

Land-Value Taxation Around the World

Studies in
Economic Reform and Social Justice

3RD EDITION

Robert V. Andelson

Land Value Taxation Around The World

K.C. Wenzer



Land Value Taxation Around The World:

Land-value Taxation Around the World Robert Schalkenbach Foundation, Harry Gunnison Brown, 1955 **Land-Value Taxation Around the World** Robert V. Andelson, 2001-03-05 Andelson has provided an interdisciplinary international collection of essays which has been in the making for twenty years This is not a book on the history of economic thought but rather a book about the theory and practice of land reform and an historical summary of efforts to apply land value taxation in different countries around the world **Time for Land Value Tax?** Dominic Maxwell, Anthony Vigor, 2005 There is a growing consensus that property taxation needs reform Land Value Taxation could help in the reforms of Council Tax local government finance planning and housebuilding as well as promoting macroeconomic stability Introducing any changes will require long term planning detailed economic and distributional analysis and above all political courage But with vision and patience a consensus is possible Now is the time to seek it Time for Land Value Tax brings together leading economists and political theorists to explore the case for and against land value taxation **Assessing the Theory and Practice of Land Value Taxation** Richard F. Dye, Richard W. England, 2010 The land value tax is the focus of this Policy Focus Report Assessing the Theory and Practice of Land Value Taxation A concept dating back to Henry George the land value tax is a variant of the property tax that imposes a higher tax rate on land than on improvements or taxes only the land value Many other types of changes in property tax policy such as assessment freezes or limitations have undesirable side effects including unequal treatment of similarly situated taxpayers and distortion of economic incentives The land value tax can enhance both the fairness and the efficiency of property tax collection with few undesirable effects land is effectively in fixed supply so an increase in the tax rate on land value will raise revenue without distorting the incentives for owners to invest in and use their land A land value tax has also been seen as a way to combat urban sprawl by encouraging density and infill development Authors Richard F Dye and Richard W England examine the experience of those who have implemented the land value tax more than 30 countries around the world and in the United States several municipalities dating back to 1913 when the Pennsylvania legislature permitted Pittsburgh and Scranton to tax land values at a higher rate than building values A 1951 statute gave smaller Pennsylvania cities the same option to enact a two rate property tax a variation of the land value tax About 15 communities currently use this type of tax program while others tried and rescinded it Hawaii also has experience with two rate taxation and Virginia and Connecticut have authorized municipalities to choose a two rate property tax The land value tax has been subjected to studies comparing jurisdictions with and without it and to legal challenges A land value tax also raises administrative issues particularly in the area of property tax assessments Land value taxation is an attractive alternative to the traditional property tax especially to much more problematic types of property tax measures such as assessment limitations the authors conclude A land value tax is best implemented if local officials use best assessing practices to keep land and improvement values up to date phase in dual tax rates over several years and include a tax credit

feature in those communities where land rich but income poor citizens might suffer from land value taxation Supporting local economies: from Business Rates to Land Value Taxation Julian Pratt, 2014-08-16 This paper describes the many disadvantages associated with the National Non Domestic Business Rates in the UK and proposes replacing them with a Land Value Tax as proposed in the Mirrlees Review It describes the impact of such a proposal and proposes the details of a feasibility study that should be conducted by Treasury Such a reform would reduce the burden of rates on premises that make good use of their site while increasing the financial costs for sites that are poorly used underdeveloped derelict or being held out of use until their sale price rises Owners of these sites would either have to make good use of their site or sell it to somebody who will This would make land available for enterprise stimulate economic growth in areas where the local economy is struggling and provide employment opportunities for local people **International Handbook of Land and Property Taxation** Richard Miller Bird, Naomi Enid Slack, 2004-01-01 fine compilation of essays dealing with international land and property taxation issues the book is well researched and readable in presenting the tax systems The book would be more than appropriate as additional reading for a master s level class in taxation It could supplement an international tax class or be used in a state and local tax class to present contrasts and complexities of the issue in other countries Malichi van Tassell Tor The Journal of the American Taxation Association this is quite an achievement Thanks to the nature of the case studies and the contributing authors the volume is inherently international in its scope and should appeal to practitioners teachers and students interested in land and property taxation international economic development and land and real estate studies Scott Orford Environment and Planning B Planning and Design I have found the book International Handbook of Land and Property Taxation a very meaningful and enlightening book to read The editors Bird and Slack have developed a theoretically sound framework backed by economic conceptions in order to attempt a comprehensive treatment on tax administration on land and property Speci cally and yet more broadly they have to their credit managed to throw light of sufficient depth on key issues that include the tax base and rate the tax burden and the tax policy decision makers The international dimension is just as imperative to consider and the editors have effectively succeeded to render an in depth treatment in this regard This imperative is also a unique and important contribution to empirical real estate studies within the tax discipline and the editors should be highly commended in this effort I am very encouraged with the academic rigor of this book publication David Ho Journal of Property Investment and Finance Taxes on land and property exist all over the world in many forms and are an important source of finance for local governments The extent to which local governments have control over property taxes is often an important determinant of their ability to make autonomous expenditure decisions This comprehensive Handbook explores case studies of land and property taxation in 25 countries five in each of five regions OECD central and eastern Europe Asia Africa and Latin America and focuses on the potential contributions of the property tax to the revenues of urban and rural governments and to more efficient land use Introductory chapters highlight the

diversity in the application of land and property taxes among the countries Major policy alternatives with respect to taxing land and property are discussed including the choice of tax base exemptions methods of determining the tax base tax rates differential treatment of different classes of property such as farms residences commercial properties and the process of tax administration Other taxes levied on land such as land transfer taxes development charges and unearned increment taxes are also reviewed as is recent experience with property tax reform in a number of countries This major reference work will provide a valuable resource and necessary addition to the libraries of government officials municipal associations property assessors international agencies teachers and students of public finance *Land-Value Taxation* K.C. Wenzer,2016-07-01 A distinguished interdisciplinary group of scholars examines the merits and shortcomings of Land Value taxation and how it compares and contrasts with the conventional property tax The latter is shown as deterring enterprise to the detriment of employment and as pushing up the cost of improving property with inflationary consequences The former with evidence from places where it is already in use is shown to encourage optimum land use foster employment and prevent urban sprawl

Land Value Taxation Richard F. Dye,Richard W. England,2009 Provides historical economic political and legal perspectives for understanding the many issues surrounding land taxation cover *Land Tax in Australia* Vince Mangioni,2015-12-22 Land Tax in Australia demonstrates how land tax operates and is administered across State and local governments in Australia International expert Vincent Mangioni reviews the current status and emerging trends in these taxes in Australia and compares them with the UK USA Canada Denmark and New Zealand Using substantial original research the author sets out what Australia must do through practice and policy to reform and bring this tax into the 21st Century The need for fiscal reform and strengthening the finances of Australia s sub national government is long overdue These reforms aim to minimise the taxpayer revolts encountered in previous attempts at land tax reform while improving tax effort in line with other advanced OECD countries This book provides an essential resource for all property professionals working in development valuation law investment as well as accountants tax economists and government administrators It is highly recommended for students on property taxation legal and social science courses **Henry George** Steven B. Cord,2015-09-30 Historians have come to realize that Henry George exerted an important influence on the development of American Democratic thought Numerous reformers of the Progressive Era acknowledged that their thinking had been vitally affected by an early reading of Progress and Poverty His ethical analysis has attracted much favorable attention In this book Steven B Cord reviews the treatment accorded Henry George by American economists and historians from 1879 to the present and conclusion that despite his widely recognized importance as a seminal figure in both history and economics Henry George s ideas have not been well understood by many writers in those fields Stewardship Economy 2: Valuing land and managing transition Julian Pratt, Valuing land and managing transition sets out in some detail how to establish the market rent of land and how to make the transition from an ownership to a stewardship economy It also considers how the

revenue from stewardship fees might be distributed

Land and Liberty Christopher William England, 2023-02-14 A comprehensive history of Henry George and the single tax movement In 1912 Sun Yat sen announced the birth of the Chinese Republic and promised that it would be devoted to the economic welfare of all its people In shaping his plans for wealth redistribution he looked to an American now largely forgotten in the United States Henry George In *Land and Liberty* Christopher William England excavates the lost history of one of America s most influential radicals and explains why so many activists were once inspired by his proposal to tax landed wealth Drawing on the private papers of a network of devoted believers *Land and Liberty* represents the first comprehensive account of this important movement to nationalize land and expropriate rent Beginning with concerns about rising rents in the 1870s and ending with the establishment of New Deal policies that extended public control over land natural resources and housing Georgism served as a catalyst for reforms intended to make the nation more democratic Many of these concerns remain relevant today including the exploitation of natural resources rising urban rent and wealth inequality At a time when class divisions sparked fears that capitalism and democracy were incompatible hopes of building a social welfare state using the rents of idle landlords revitalized the middle class s conviction that democracy and liberty could be reconciled Against steep odds George made land nationalization vital to the politics of a nation dominated by small farmers and helped push liberalism leftward through his calls for collective rights to land and natural resources

The Taxation of Urban Land Alan Richmond Prest, 1981 Good No Highlights No Markup all pages are intact Slight Shelfwear may have the corners slightly dented may have slight color changes slightly damaged spine

[Handbook of Public Finance](#) Jürgen Backhaus, Richard E. Wagner, 2006-01-16 The Handbook of Public Finance provides a definitive source reference and text for the field of public finance In 18 chapters it surveys the state of the art the tradition and breadth of the field but also its current status and recent developments The Handbook s intellectual foundation and orientation is truly multidisciplinary Throughout its examination of the standard material of public finance it explores the connections between that material and such neighboring fields as political science sociology law and public administration The editors and contributors to the Handbook are distinguished scholars who write clearly and accessibly about the political economy of government budgets and their policy implications To address the needs and interests of international scholars they place European issues next to the American agenda and give attention to the issues of transformation in Central Eastern Europe and elsewhere General Editors J rgen G Backhaus University of Erfurt Richard E Wagner George Mason University Contributors Andy H Barnett Charles B Blankart Thomas E Borchert Rainald Borck Geoffrey Brennan Giuseppe Eusepi J Stephen Ferris Fred E Folvary Andrea Garzoni Heinz Grossekkettler Walter Hettich Scott Hinds Randall G Holcombe Jean Michel Josselin Carla Marchese Alain Marciano William S Peirce Nicholas Sanchez David Schap A Allan Schmid Russell S Sobel Stanley L Winer Bruce Yandle

[Encyclopedia of Global Justice](#) Deen K. Chatterjee, 2012-01-23 This two volume Encyclopedia of Global Justice published by Springer along with Springer s book

series Studies in Global Justice is a major publication venture toward a comprehensive coverage of this timely topic The Encyclopedia is an international interdisciplinary and collaborative project spanning all the relevant areas of scholarship related to issues of global justice and edited and advised by leading scholars from around the world The wide ranging entries present the latest ideas on this complex subject by authors who are at the cutting edge of inquiry The Encyclopedia sets the tone and direction of this increasingly important area of scholarship for years to come The entries number around 500 and consist of essays of 300 to 5000 words The inclusion and length of entries are based on their significance to the topic of global justice regardless of their importance in other areas Politics, Taxation, and the Rule of Law Donald P.

Racheter, Richard E. Wagner, 2012-12-06 Public Interest Institute began operations in 1992 as Iowa's only state level independent research organization As a public policy research organization our four principal goals are to become an information and analysis resource for all Iowans provide local state and national policy makers with a rigorous objective and understandable analysis of specific policy initiatives identify practical alternatives for action on critical issues and provide a forum for policy makers and individuals to share ideas and concerns The Institute promotes the importance of a free enterprise economic system and its relationship to a free and democratic society It seeks to support the proper role of a limited government in a society based upon individual freedom and liberty Concerned citizens are challenged to become better informed about public issues for ideas have consequences and involved individuals can make a difference Following the general treatment of how to achieve these ideals contained in LIMITING LEVIATHAN we have continued our series of books designed to examine the topics raised there in greater depth In FEDERALIST GOVERNMENT IN PRINCIPLE AND PRACTICE we developed the ways in which dividing governmental power between levels such as national and state can help citizens preserve their freedoms In this volume we develop the ways in which property rights do the same **Property**

Rights Dynamics Donatella Porrini, Giovanni Ramello, 2012-07-26 Issues such as the patentability of scientific ideas the market for organs and open source software are hotly debated and yet poorly understood In particular there is a great need for sound economic theorizing on such issues There is also a need for a clear and concise exposition of the state of the art of the economics of property rights This book fulfils these various needs **Urban Informality** Ananya Roy, Nezar

AlSayyad, 2004-01-01 The turn of the century has been a moment of rapid urbanization Much of this urban growth is taking place in the cities of the developing world and much of it in informal settlements This book presents cutting edge research from various world regions to demonstrate these trends The contributions reveal that informal housing is no longer the domain of the urban poor rather it is a significant zone of transactions for the middle class and even transnational elites Indeed the book presents a rich view of urban informality as a system of regulations and norms that governs the use of space and makes possible new forms of social and political power The book is organized as a transnational endeavor It brings together three regional domains of research the Middle East Latin America and South Asia that are rarely in conversation

with one another It also unsettles the hierarchy of development and underdevelopment by looking at some First World processes of informality through a Third World research lens The Organization of Ancient Economies Kenneth Hirth,2020-09-17 This is the first book written that examines ancient and premodern economies from a comparative and cross cultural perspective **Henry George's Legacy in Economic Thought** John Laurent,2005-01-01 Henry George s Legacy in Economic Thought will appeal in particular to upper level students and scholars of the history of economic thought and the public sector but also to economists more widely

Discover tales of courage and bravery in is empowering ebook, **Land Value Taxation Around The World** . In a downloadable PDF format (PDF Size: *), this collection inspires and motivates. Download now to witness the indomitable spirit of those who dared to be brave.

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