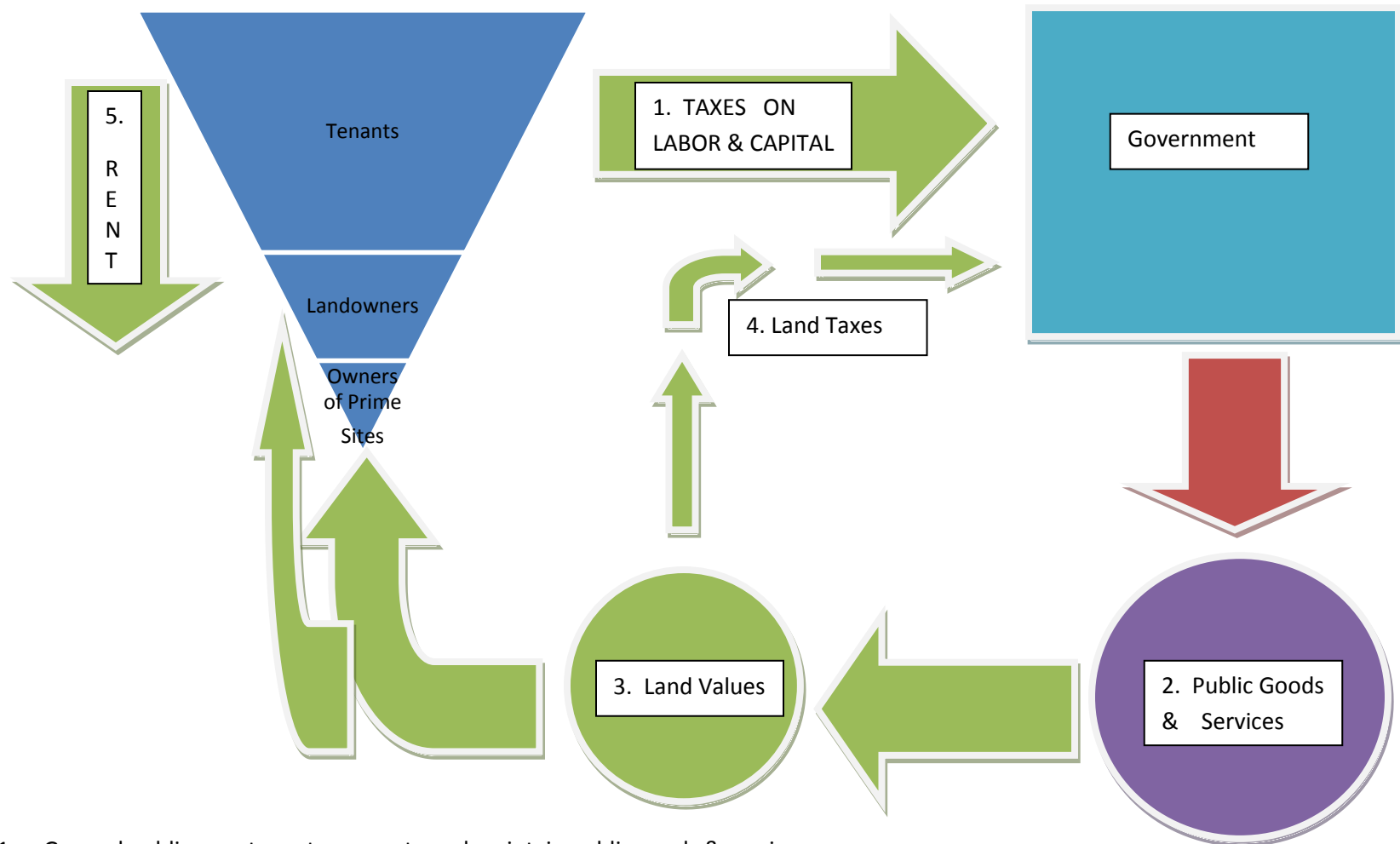
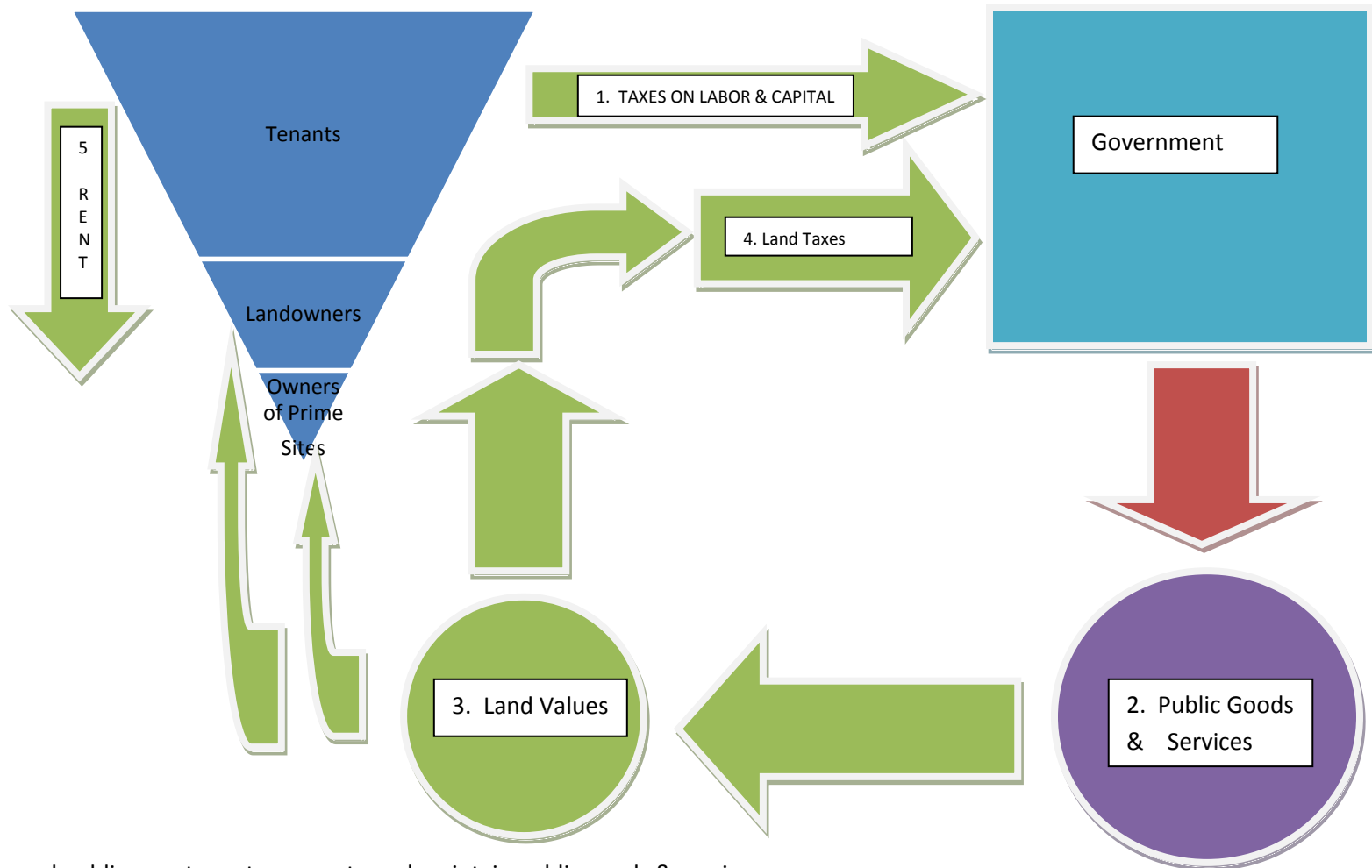


LAND VALUE CREATION & CONSEQUENCES



1. General public pays taxes to generate and maintain public goods & services.
 - a. Owners of prime sites contribute less than others because most of their taxes are passed through to tenants and consumers.
2. Governments use taxes to produce public goods & services
3. Benefits of many public goods & services are capitalized into higher land values (“Location, location, location!”)
4. Typical property taxes return only 1% or 2% of publicly-created land value.
5. Most land values created by government are windfalls to owners of prime sites who charge premium rents to tenants for the right to access these public goods and services. NOTE: Tenants pay twice for government services. Once in taxes & again in land rent.

LAND VALUE RECYCLING FOR PROSPERITY, SUSTAINABILITY & EQUITY



1. General public pays taxes to generate and maintain public goods & services.
 - a. Owners of prime sites contribute more than before. Taxes on land values are not passed through to tenants and consumers.
 - b. Taxes on labor and capital can be reduced as a result of recycling publicly-created land values. (See step 4)
2. Governments use taxes to produce public goods & services
3. Benefits of many public goods & services are capitalized into higher land values (“Location, location, location!”)
4. Publicly-created land values are returned to the public by increasing taxes on land values. (Taxes on building values can be reduced.)
5. Reduced windfalls to private landowners reduce land prices and reduce land rents from tenants to landowners. Reduced taxes on buildings make buildings more affordable, so tenants get more value for the building rents that they pay.