

## HOW LVT CAN BE IMPLEMENTED

By Dr. Steven Cord, Columbia, MDd

*Without a doubt, Henry George is the greatest social philosopher the world has ever seen, bar none. He discovered the most basic economic idea – the 100% taxation of land values to replace all taxes on private property; he argued for it convincingly. He wrote beautifully and persuasively.*

*But – he never implemented any land value taxation because he didn't know how to do it. He left political implementation for us to figure out. The key to the political implementation of LVT is – graduality.*

*Philosophy alone is inadequate in the arena of politics. Philosophical argumentation has not and will not convince a majority of present-day voters - they simply are not philosophically minded. In fact, the *sudden* taxation of land values at 100% wouldn't even be equitable since landowners bought or inherited their land when landownership was legal – we shouldn't *suddenly* expropriate their legal property.*

*The tax rate on land values absolutely must not be *suddenly* changed; just do it gradually. I suggest this gradual change to 100% LVT:*

*Taxing localities should reduce the current tax on anything produced (such as buildings) by 15% in the first year; maintain complete revenue neutrality by repeating this 15% reduction in subsequent years until only land assessments are taxed; eventually we may be able to go faster to 100% LVT.*

*In politics, don't ever mention our ultimate goal of a Single Tax on land assessments; neither the voters nor their politicians are ready to vote for that. *The only LVT-oriented adoptions in the United States (27) were engineered gradually.**

*This gradual 15% reduction will initially result in an increase in Building Permits Issued, so be sure to measure & popularize that increase. Most voters will pay *lower* taxes (even most landowners!); just be sure to empirically *prove* it (ask how). Eventually, we can go faster toward the 100% Single Tax (but in politics, don't mention that goal initially).*

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