

laws be repealed, by all means, and don't waste any sympathy if even the whole 100,000 tenants against whom eviction proceedings have been brought despite the rent laws, occupy the sidewalks and city parks with their families and belongings. An easy remedy is open to them—they can "eat cake."

Decrease Taxes and You Increase the Landlords' Tribute

A DISPATCH from Long Beach, Calif., tells of a municipally-owned oil well just leased, which "is heralded as a possible tax reducer." No doubt if the flow of oil is considerable in volume, the tax rate may be lowered. But what would it profit the people of Long Beach in general, if there was enough oil yielded to pay all the municipal expenses? There would be a saving to those who now pay license taxes and personal property tax and other of the numerous burdens on industry; but unless these taxpayers were also owners of sites in that city, they would find their saving to be only temporary. Very soon the value of land in Long Beach would rise, because business and property being relieved of taxes, business men could afford to pay more rent for the privilege of remaining in such a fortunate city. The only persons who would gain would be the owners of land, who would be relieved of the taxes which they now pay towards public expenses, and in addition would be enabled to charge non-landowners more than at present for the privilege of living and transacting business in Long Beach. As long as the rent of land is left in private hands, the effect of any beneficial public enterprise is simply to raise the value of land and to increase the tribute which landowners, as such, can levy on the rest of the community.

A Notable Series of Articles

THERE ran through many issues of the *Rural New Yorker* a series of articles by John J. Dillon, entitled "A Primer of Economics." Part L. which appeared in the issue for Nov. 12, 1921, is entitled "What is Economic Rent," and the treatment leaves nothing to be desired. Mr. Dillon, after defining economic rent, asks this pertinent question:

"To whom does economic rent rightly belong? Since the community creates economic rent, it rightly belongs to the community. Since economic rent is created by the community, and belongs to the community, why does it not go to the community?"

Does the landlord do anything to create economic rent? The landlord can do nothing as an individual to create economic rent. It comes into being whether he likes it or not, and whether he wants it or not. It is created entirely by the needs of the people of the community and is paid by them."

Mr. Dillon then shows the similarity between city land and cultivated land, the principle governing rent being the same.

Part LII, appearing in the issue of the *Rural New Yorker* for Nov. 26, treats of the Single Tax, and Mr. Dillon says:

"The Single Tax would not change the amount of revenue to be raised. It would shift the payment of it from those who now pay it, who are mainly the ultimate consumers, to the owners of land. From information at hand and experiments already made, it would seem that the option would not affect much, if any, the farmer's direct tax for local expenses."

Mr. Dillon calls attention to the fact that while government has encouraged investment in land, it has not guaranteed it. But as government has encouraged such investment Mr. Dillon would proceed with caution, and suggests a shifting of taxes to absorb five per cent. of land values annually until the total land value is taken. He says that if the American people are convinced of a great principle they would find a way to put it into practice without hardship to the individual.

We cannot too strongly commend this very notable series of articles. They should find their way into book form. John J. Dillon the author, has been publisher of the *Rural New Yorker* since 1893. He has been president of the State Agricultural Society, and was State Commissioner of Foods and Markets in 1914. Coming from such a source this remarkable contribution to economic discussion and the practical endorsement of the Single Tax programme, is of great value. Mr. Dillon's conclusions should be brought to the attention of granges and farmers' organizations everywhere.

Credit Due Representative Mondell

SOME of those who were present at the Chicago Convention of the Forty-Eighters will remember that Dr. T. J. Kelly, of Iowa, gave an account of a treaty made between the Shoshone Indians, of Wyoming, and the United States government, respecting a piece of land about a mile square on which were located the Thermopolis Springs. These springs, according to the conditions of the treaty, were to be considered the property of the State, never to be alienated. This was done, according to tradition, at the instance of the chief of the tribe, Washaki.

This romantic incident has been repeatedly told, but on investigation Dr. Kelly finds the story is tradition merely. The reservation of the springs was made at the instance of Mr. Mondell, now Republican leader in the House of Representatives.

In a letter recently received Dr. Kelly says: "There is one aspect of the matter which while depriving the incident of its romance carries a significance more important than that given to it by the traditional account. Brought face to face with a condition not befogged by the mists of custom, Representative Mondell, usually a conservative, saw as clearly as Henry George would have seen, that this gift of nature must not be alienated from the most humble