

diminish it; and the entire system is therefore absurd and illogical, like all systems designed to accomplish one object under the pretense of effecting quite another.

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### Signs of Progress.

The *Post* can be sure of one thing, that when the country gets ready to adopt the tenets of Henry George, his disciples will look to the Republicans and not to the Democrats for help. Henry George himself was a Republican.—*Houston Daily Times*, May 18.

(New Bedford (Mass.) *Mercury*.)

The single tax advocates have a foothold in Colorado, and those who have witnessed their persistence under discouraging conditions may be assured that they will not rest until the theory is in actual practice in the State. The Legislature, which has just adjourned, adopted an amendment to the State constitution permitting the application of single tax on land, with the right to exempt all personal property and land improvements from taxation. The people will vote on the amendment next fall, and the single tax advocates throughout the country will concentrate their efforts upon this field until the time of election, for they expect to make the State a Utopian commonwealth which will demonstrate the adaptability of the single tax idea to a State of affairs which is one of the chief sources of perplexity.

(New York *Journal of Commerce*, May 27.)

The rate of interest is more if the mortgagee pays the tax; less if he gets rid of it. The mortgagor can pay the tax or he can pay more for his loan. In any case the borrower pays the cost of the loan regardless of the effort of the Legislature to determine the terms of the bargain between the two. This is not all; the universal result of legislative efforts to regulate the terms of loans has been experienced in the withdrawal of capital from the State. Let the State fix the rate of interest on loans at less than the market rate, and if any effort is made to enforce the law capital will retire from the State, and what remains will get a scarcity price for itself, together with an insurance on the risk it runs in violating a State law. In spite of the failure of California to attain what it aimed at its device was lately copied by Missouri with the result of preventing the taxation of mortgages as personal property, but the mortgagor pays the tax. The State cannot tax a loan without imposing the burden on the borrower.

(Lake City (Mich.) *Dealer*, May 15th.)

Residents of other States who really seek a just method of taxation will hope Colorado may see her way clear to try the plan. If it does in practice what its advocates claim for it in theory, we would all be glad to know it, but many regard it with suspicion. The ideal plan of taxation which will be just to all has not yet been put in operation anywhere, although it has been long sought.

(Houston (Tex.) *Daily Post*, May 7th.)

In Houston at this time there is less excuse for vacant lots than in possibly any city in Texas. The demand for houses here is steady and growing. Rents are at a figure that pays handsomely on the investment. Hundreds of new houses at fairly remunerative rent would be speedily occupied were they here to occupy. The majority of the owners of the lots are amply able to put improvements on them.

But it is idle in cases of this kind to appeal to the public spirit of the vacant lot owners. Even self-interest, or the possibility of good returns on their money, does not move them. The only recourse in such cases is to the city government. The health authorities under their police powers should see that the lots are kept perfectly clean and sightly, and the taxing authority ought to pursue a policy of assessing the lots at the highest possible figure, with a view to forcing improvement.

Here is a field where for the good of the community at large the city authorities could well afford to make a partial application of the "Henry George idea" of taxation. It is within the city's power to do so and it ought not to hesitate to exercise its latitude of discretion in the premises.

The *Twentieth Century Farmer* says: In Nebraska more than any other State perhaps this question of tax reform is pressing to the front. It is doubtful whether as great discrimination and favoritism are tolerated in any other State, and tax shirking and tax exemptions are as flagrant.

The *New York Sun* of April 16: Mortgage taxation is double taxation, and is essentially unjust.

The *Hornellsville Times*, April 11: The practicable and equitable plan of reaching personal property has not yet been discovered.

The *Brooklyn Eagle* of April 21: When the people finally learn the truth that the consumer pays the tax whether he be the renter of the house or the rider in the street car, the demand that the producer pay a larger share of the cost of government may grow less insistent, and we may come around to the good old (?) notion that direct taxation is better than indirect.

The *Utica (N. Y.) Journal* says: "No worse method of raising revenue can be devised than the present one. It would be much wiser to abandon all attempts to tax personal property, as has been done in Great Britain and some other European countries."

The *Brooklyn Eagle* (April 20th) says: "In any form double taxation is outrageous."

That the land of this country rapidly is falling into the hands of men who propose to use it as a basis for dividends rather than for the development of homes for themselves long has been apparent to the casual observer. The student of sociology might find in conditions in Chicago at this moment some data of startling import along these lines; for here hundreds of small business men who have grown gray in Chicago's industrial and commercial life have been forced, during the past few weeks, to go out of business because of the exorbitant rents charged by the landlords. Another sign of the times is the tendency of the rich speculators to buy up farm lands everywhere. And now comes the announcement that Cornelius Vanderbilt has been elected a director in the New York Realty Corporation, which has a capital of \$3,000,000, and is engaged in the buying, improving and renting of real estate. Among Mr. Vanderbilt's associates are W. H. Havemeyer, Henry Seligman, Charles Steele, of J. Pierpont Morgan & Co., and others of the same character, who know the full cash value of special privilege. The man fortunate enough to have been born and bred an American knows little of the meaning of the landlordism that has driven millions of Europeans to seek an asylum and a home in our broad land. But the gradual concentration into the hands of a few of all the monopolies promises to reveal to the coming generation its full and fearful import. To our farmer friends we say, stick to the land you own, no matter how alluring the prices offered.—*Farmers' Voice*.