

Treble Insurance (\$5/month 2022 Dollars)



Everyone pays a \$5/month premium from their [Earth Dividend](#) for [treble](#) insurance. A treble insurance payout is somewhat complicated and intended to increase the equity of being trebled.



A standard apartment lease (as determined by a [VSG](#)) splits the structure premium between the landlord and

tenant. If an apartment building is trebled and the depreciated replacement cost is \$9 million, the building owner would typically keep \$1.5 million of the \$3 million premium and [the tenants would split the remaining \\$1.5 million proportional to the rent.](#)

Building owners need not follow the standard, but if they don't, it must be specified clearly on the [VOS](#) and in the lease. Treble insurance is an added bonus for apartment renters, but apartment renters are not the primary reason for this insurance.

Consider the owner of a mobile home who trebles an empty lot with utilities. They paid [a 33% premium](#) on the [depreciated replacement cost](#) of the utility hookup and get that money refunded on the treble, perhaps even less due to depreciation.

There are typically no home improvements to increase treble proceeds as the mobile home does not stay with the property. One option is to leave the mobile home with the property and collect a 33% structure premium. This negates the benefit of mobile homes.

Treble insurance pays any property owner one year's current rent on a treble if and only if they leave the land in pristine condition, without any fixtures beyond utility hookups. A mobile home owner would receive one year's rent at the time of treble only if they took their mobile home with them.

By definition, this is equal to the [advance rent fund](#). If the advance rent fund had \$8,000, the trebled mobile home owner would receive an \$8,000 refund of their advance rent fund and an additional \$8,000 for treble insurance.

This form of treble insurance payout applies to all property owners, not only those whose property is their primary residence. Miners who leave land without hazards and suitable for development or farming are entitled to the payout. Lumber companies that clear and replant are entitled to the payout.

The treble insurance payout that will be most common applies to primary residents, whether they are property owners or not. This payout is still limited to the advance rent fund, but is capped at \$2,000 (2022 dollars) per capita. It is not a function of a percentage ownership or apartment rent paid.

Every primary resident in the trebled building receives an equal amount of treble insurance. Suppose the apartment building owner is paying \$400,000/year in [ground rent](#) at the time of the treble. Assume there are 270 residents of the building. Each would receive \$1,481.48 in treble insurance as a moving expense. This is independent of structure premium proceeds, as specified in the lease.

If the building owner was paying \$800,000/year in ground rent (high-end apartments), residents would receive \$2,000.00 in a treble insurance payout, as that is the cap for this kind of payout.

If the [trebler](#) creates new leases or accepts existing leases, tenants have the right to choose between accepting the treble insurance and vacating, or remaining in the apartment with the same or modified lease.

This treble insurance proposal serves as input to an [ISO](#) working group. The working group will produce a legal document on the terms of treble insurance prior to federation, consistent with statistical data. Following [federation](#), the terms of treble insurance will be determined by a [VSG](#).