

# Why Should I Sell My Land into the Commons Trust?



Not all of these options will always be available. Stay abreast of the latest [ABC](#) opportunities with [LGATS VIP alerts](#).

**You plan on selling the house anyway** – perhaps the biggest reason for selling your land into the [commons trust](#) is that you are changing jobs, moving to a new city, upgrading to a bigger place, or downgrading to a smaller one.

All the reasons why you would sell your house in the first place are good reasons to sell it into the commons trust. But why is the commons trust a better option than putting the house on the market? Let me explain why it is always a better option.

Keep in mind that you intend to abandon the property after closing. It will be sent to a [ground rent auction](#), structures and all. If you plan to abandon the property, the ABC waives the 5% [advance rent](#).

The price is set by the [VIP Treasury](#). It will always be a fair price. There is no dickering. It may even be higher than the price you were planning to ask.

A broker is no longer needed. No more 5% or 6% commission. The ordeals of constant house cleaning, disrupted schedules, and strangers traipsing through at all hours – gone!

Go from sales contract to scheduled closing in a few short weeks. Nothing could be more convenient.

**You Want the Magical Profits of the First [Treble](#)** – a lot of value is created when one sells their land into a commons trust. For the rest of time, [the most efficient user](#) has [exclusive access](#) to that land, with the [ground rents](#) distributed equally to the landlords, who happen to be all the people of Earth.

When you sell your house and move, other than the savings on brokerage commission, most of that value goes to the commons trust, which is not a bad thing. But if you sell your house into the commons trust and stay in the house, most of that value goes to you.

You just received the full price for your property minus 5% advance rent – but the house belongs to you – free and clear of any mortgage. There is no obligation to ever again pay a penny in property tax or ground rent beyond the advance rent.

One of two wonderful things will happen. Either you will go on enjoying your house property tax and rent free for the rest of your days, or you will be trebled.

If you are trebled, the [trebler](#) must [pay you 133%](#) of the [depreciated replacement cost](#) of your structure. But the ABC already paid for your structure, so you end up with almost **twice** the original sales price.

It is a windfall that can happen only once in human history for any given property – transfer from private property to the commons trust. It is a corresponding bookend to the earlier transfer from the commons to private property at the dawn of the agricultural age.

**Large Cash Infusion** – there are times in life when a large supply of cash can have great benefits. In low-[land-share](#) areas, a safe ground rent is often less than property taxes. It is like borrowing money with a negative interest rate.

**Pay Off Mortgage** – homeowners struggling to make ends meet because of large mortgage payments can have their mortgage paid off and get free and clear title to their structures. Rents on land are usually less than the mortgage covering both land and structures plus property taxes.

Homeowners are not obligated to pay rent. Once the mortgage is paid off, wait for the trebler and collect 133% on the structure value.

**Planned Construction** – new construction on land in a commons trust reduces one's personal rent by reducing land share. This is enhanced by a 33% premium on new construction.

Use the cash infusion to add an addition to the house and eliminate the need to pay ground rent in the process. Although the eliminated property taxes would have gone much higher with new construction, ground rent falls or is eliminated altogether.

**Simulated Reverse Mortgage** – a large cash infusion can pay decades of a treble-safe rent, and eliminate property tax expense. Heirs inherit whatever remains without the hassles of a reverse mortgage, and they get the structure too.