

## 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 (determined by a [VSG](#)) splits the structure premium between the landlord and the 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 proportionally.

Building owners need not follow the standard, but it must be specified clearly on the VOS and in the lease if they do not. Treble insurance is a 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 got 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 homeowner would receive one year's rent at the time of treble only if they took their mobile home.

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

This treble insurance payout applies to all property owners, not only those whose property is their primary residence. Miners who leave the land without hazards, making it 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 of ownership or apartment rent paid.

Every primary resident in the trebled building receives an equal treble insurance payout. Suppose the apartment building owner has a \$400,000 advance rent fund during 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 were 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.

Suppose the trebler creates new leases or accepts existing leases. In that case, tenants can choose between taking 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 before federation, consistent with statistical data. Following [federation](#), the terms of treble insurance will be determined by a [VSG](#).