Treble-Protected Leasing and Private Land

There are those for whom the treble will create anxiety and hurt their quality of life. These people might say, “I’ll pay whatever rent you want, but I can’t deal with a treble.”

It is true that regardless of the “treble-safety” of the rent they are paying, a more efficient user might treble the entire neighborhood and build a skyscraper. Zoning will not help if the skyscraper builder trebles a path from another dominion.

Still, the odds of being trebled if one pays a treble-safe rent are practically zero. Most property owners will allow their rent to fall and match the trebler if and when they come. Those who pay a steady ground rent will be ignored.

Creating a leasing option that protects the property owner from a dominion treble violates the principle that the right of exclusive use belongs to the most efficient user. However, private holders of land automatically have this right. Another essential principle is that private landowners should have no more rights than exclusive land users in the commons trust.

Private landowners pay no rent, although they are still subject to a property tax under the rules of their legacy title. This property tax and the tax on those who choose this lease option will be calculated as a tax on the land value as the greatest of all ground rent averages within a 1-mile radius, a 2-mile radius, a 5-mile radius, a 10-mile radius, a 20-mile radius, a 50-mile radius, a 100-mile radius, a 200-mile radius, a 500-mile radius, a 1,000-mile radius, a 2,000-mile radius, and a 5,000-mile radius. Bodies of water and unrented commons land are not counted in these rent/acre calculations.

The tax shall equal the average rent in the highest radius plus a treble-protected premium. Within the chosen radius, sum the ratio of private land plus the land of those who choose this lease and divide that by the total land area excluding bodies of water and unrented commons land. Call this ratio r.

The tax equals the average rent within the chosen radius x (1 + r). The higher the premium, the greater the number of private landowners and those who choose this lease option.

The tax is recalculated monthly. Unlike ground rent, which is entirely voluntary, the land tax, for those who choose this option or those who never decided to sell their property into the commons trust, is always debited first from the Earth Dividend housing distribution. Suppose the housing distribution is insufficient for the ground rent, and no account is designated to pay the overcharge. In that case, a lien for the unpaid amount will be placed against the property.

Should the lien against private land ever equal or exceed the depreciated replacement cost of the structure, the property will be foreclosed upon and placed into the commons trust without additional compensation. The ground rent shall be initialized to the last actual tax payment. This can be no less than the Earth Dividend housing distributions of those who live in the house. All property under lien is payable by the trebler at 100% with no premium.