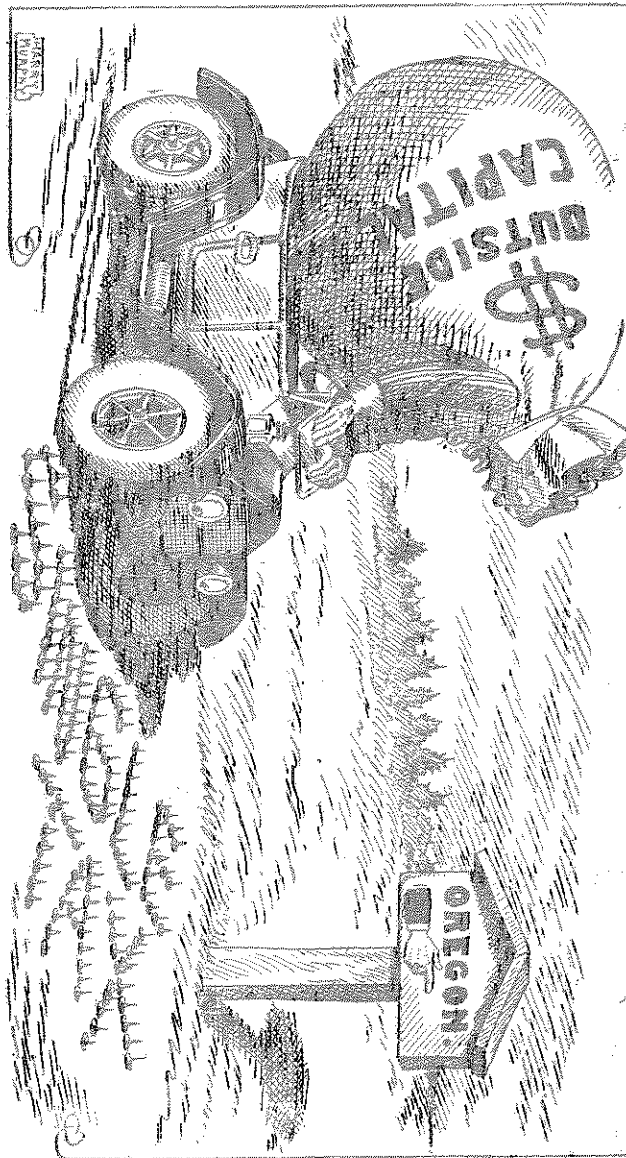


STALLED



B. 1869

Property of
Jo. R. Brown

SINGLE TAX EXPOSED

BY

CHARLES H. SHIELDS

Secretary Oregon Equal Taxation League

Copies of this book may be obtained from the Oregon Equal Taxation League, 705 Board of Trade Building, Portland, Ore.

SHALL OREGON BE THE VICTIM ON
WHICH JOSEPH FELS WOULD TRY
OUT THE FALLACIES OF SINGLE TAX

?

Oregon Awaken!

5459

SINGLE TAX EXPOSED

An Inquiry Into the Operation of the Single Tax System
as Proposed by Henry George in "Progress and
Poverty", the Book from which all Single
Tax Advocates Draw Their Inspira-
tion, Revealing the True and
Real Meaning of Single
Tax, which is Land
Communism

BY
CHARLES H. SHIELDS
Secretary Oregon Equal Taxation League
and
Head of the Anti-Single Tax
League of Washington

FIFTH EDITION

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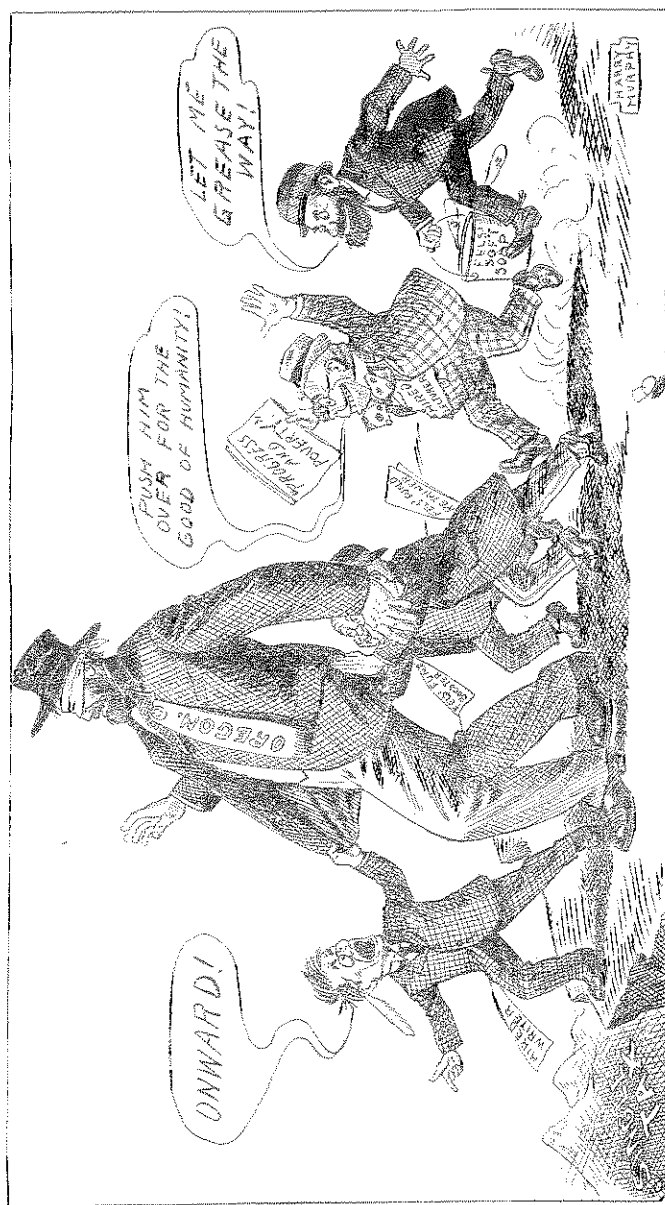
1912

MAN is a social as well as a land animal. Land therefore is no greater factor for the good of man than the combined elements which constitute the social structure in which he has his being. ❁ ❁

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1912
By CHARLES H. SHIELDS

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CHAPTER I.

SINGLE TAX AND HOW IT WILL OPERATE.

The object of this little book is to advise the reader, as clearly as possible in the few pages herein, what Single Tax means and what its aims are, and by process of analysis to follow its operation from a time, should it be adopted, until the ultimate end desired by the advocates of the system has been reached—the abolition of private property in land.

Single Tax is offered as a system of taxation. It is offered as a tax reform. It is offered as a panacea for all the ills of society. We are told that under the magic influence of Single Tax, the inequalities so apparent in society will completely disappear; that crime, want, misery, and even physical imperfections will vanish with the introduction of this peculiar system of so-called taxation.

While the fundamental principle of Single Tax is not at all sound and the argument adduced extremely illogical from an economic, political, social and moral point of view, yet as a whole it does appeal to many who have not the time or patience to give the subject much, if any thought.

Single Tax appeals to the emotions—to those whose envy and prejudice are easily awakened and most generally, to a class who are not directly interested in the class of property affected thereby. Even Joseph Fels, the multi-millionaire of Philadelphia who is financing the Single Tax movement in Oregon, owns but little land. He has made his millions from the manufacture of soap, and under the Single Tax system he would pay but little or no taxes. I repeat, it is to this class and the propertyless class that Single Tax appeals.

Single Tax means what the term implies—one tax—a single-tax—a tax on but one class of property, a one source of raising revenue to sustain the government.

The very fact that Single Tax means a tax on one class of property should be sufficient to arouse

suspicion on the part of any thinking man or woman. It should at once be clear to them that there was some specific design in thus relieving from taxation all forms of property, except land, other than a mere reform in the system of taxation. Indeed, it is strange why these questions should not, if not, be ever ready in the minds of the honest and intelligent voters. Why should all forms of wealth, except land, be exempt from paying any portion of the expenses of the government, when all forms of wealth enjoy like protection and receive like services of the government and are exchangeable one for another—in fact, all forms of wealth are a part of the government and could not exist independent of it?

Can there be any justice in such a system? Certainly not. Can it be possible that all the economic wisdom of the nineteenth and twentieth centuries has failed in its reasoning along the lines of taxation? Are not the writers on economic questions agreed almost to a man that taxes should be paid by those who have the property values wherewith to pay the taxes?

Now comes the Single Taxer with a theory positively at variance with the accepted principles of taxation. He would allow all forms of wealth to escape taxation, except land. What does this mean? I must look into this matter—there is something wrong somewhere—there must be a “nigger in the woodpile”—there must be something about this Single Tax system not yet brought to light.

Yes, my friend, if you ask such questions, then look further into the Single Tax system. You will find the “nigger,” and he will be in the woodpile of every Single Tax advocate who has property enough to demand a woodpile.

Having had our suspicions aroused as to Single Tax being a system of taxation at all, and most particularly to question it as a tax reform, let us open the investigation. Who was the author of Single Tax? Henry George. Let us then consult Mr. George. First of all, Mr. George, what led you to write such stuff? What in heaven's name were you thinking about by offering freedom from taxation to one-half the property values of the country, and selecting the land as the only class to bear the burden of taxa-

tion? Do you call this honest and just? Can you see any degree of equity in such a system?

If you will read Mr. George's writings, you will find that he answers these questions in “Progress and Poverty,” which is his master work on Single Tax, and the book from which the Single Taxers throughout the world draw their inspiration. In fact, “Progress and Poverty” is the Single Taxer's Bible. The Single Tax movement without Henry George would be like the play of “Hamlet” with the character of Hamlet omitted.

In speaking of the conditions which led him to search for relief, he speaks of the private ownership of land, and enumerates the evils that he and all Single Tax theorists claim flow from it as follows:

“For this robbery is not like the robbery of a horse or a sum of money, that ceases with the act. It is a fresh and continuous robbery, that goes on every day and every hour. It is not from the produce of the past that rent is drawn; it is from the produce of the present. It is a toll levied upon labor

All the ills of society due to private ownership of land

constantly and continuously. Every blow of the hammer, every stroke of the pick, every thrust of the shuttle, every throb of the steam engine, pay it tribute. It levies upon the earnings of the men who, deep under ground, risk their lives, and of those who over white surges hang to reeling masts; it claims the just reward of the capitalist and the fruits of the inventor's patient effort; it takes little children from play and from school, and compels them to work before their bones are hard or their muscles are firm; it robs the shivering of warmth: the hungry, of food; the sick, of medicine; the anxious, of peace. It debases, and embrothers and embitters. It crowds families

Emotion substitutes reason

of eight and ten into a single squalid room; it herds like swine agricultural gangs of boys and girls; it fills the gin palace and groggery with those who have no comfort in their homes; it makes lads who might be useful men candidates for prisons and penitentiaries; it fills brothels with girls who might have known the pure joy of motherhood; it sends greed and all evil passions prowling through society as a hard winter drives the wolves to the abodes of men; it

darkens faith in the human soul, and across the reflection of a just and merciful Creator draws the veil of a hard, and blind, and cruel fate!"

The curtain has now been raised and the first act of this drama has been exposed. The above declarations from Mr. George and to which all Single Tax advocates subscribe, clearly indicate what may be expected in the subsequent acts, namely, that private property in land must go—that land must be held in common by the state in order that the many evils above enumerated may disappear—and that the destruction of the individual's right to own land is the end sought.

We must then presume that the proposed method is the machinery which Henry George believed necessary to do the work and accomplish the desired end. What is the method offered by Mr. George? What legal machinery would he have the people adopt to accomplish what he and all Single Taxers believe to be an injustice? Single Tax, of course.

Single Tax, then, has a certain and specific work to do. If we are to exercise our reason, we must conclude that it is not a system of taxation at all. Therefore it cannot be a tax reform, and must of necessity have another object. The object then is the abolition of private property in land. In order that there might be no room for doubt, we will again put "Progress and Poverty" on the witness-stand.

Speaking of private ownership of land, on page 356. Henry George again says:

"The truth is and from this truth there can be no escape, that there is and can be no JUST TITLE to an exclusive possession of the soil, and that private property in land is a bold, bare, enormous wrong, like that of chattel slavery."

Again, he says, on page 363:

"If the land belongs to the people, why continue to permit LAND OWNERS to take the RENT, or COMPENSATE them in ANY MANNER for the loss of rent?"

The section above referred to is directed against every land owner. It is directed against YOU. It

makes no difference whether you have 25 feet frontage on Stark street in Portland, or whether you have 160 acres in the Willamette Valley, or whether you own unlimited acres of timber land in Coos County. There is no discrimination between land owners. The intention is that all landowners must be treated alike and that their lands must revert back to society by the process of the Single Tax System.

All land to revert to the state

Again, on Page 401, Chapter 2:

"How equal rights to the land may be asserted and secured."

On Page 434, in speaking of the decline or fall in land values, he says:

Land values to fall

"The selling price of land would fall; land speculation would receive its death blow."

That means you, home owners, you widows, who perhaps have struggled hard to make payments on your lots or on your homestead, and have now just about completed them so that you feel that you have a real value in your home, or your farm; under the operation of Single Tax this is swept away, given back to society by the process of this innocent, cure-all tax reform, Single Tax.

Again, on Page 446, in speaking of land values, he confirms positively that land values will be diminished—theoretically, that they will disappear. He says:

"The selling value of his lot will diminish—theoretically it will entirely disappear. But

Price of city lots to fall

its usefulness to him will not disappear. It will serve his purpose as well as ever. While, as the value of all other lots will diminish or disappear in the same ratio he retains the same security of always having a lot that he had before. . . . His only loss will be if he wants to sell his lot without getting another."

Do you home owners want such a condition as above named, i. e., that the selling value of your lots

will entirely disappear, as it certainly will under this Single Tax System? You may want to move to some other city, or to some other part of the city or to convert your lot into a homestead or to convert your homestead or perhaps your farm into city lots. Henry George says the selling value of your land will have disappeared under Single Tax.

Mr. George certainly is right and his reasoning is good when he says that under full application of Single Tax the selling value of your land will disappear.

It is very apparent that when the rental value of land is all taken by the state, which is the meaning of Single Tax, that there could be no value to the owner or individual whose money is only invested in articles and things which bear a return for the money so invested; hence, it is perfectly natural that when all the burden of taxes is placed upon land, its selling value will gradually decline until there is no value left in it because of the returns going to the state instead of to the individual.

Again, on Page 326, in speaking of conditions, he says:

"We have examined all the remedies, short of the abolition of private property in land, which are currently relied on or proposed for the relief of poverty and the better distribution of wealth, and have found them all **INEFFECTUOUS and IMPRACTICABLE**. There is but **ONE** way to remove an evil—and that is, to remove its cause. . . . This, then, is the remedy for the unjust and unequal distribution of wealth apparent in modern civilization, and for all the evils which flow from it."

"WE MUST MAKE LAND COMMON PROPERTY."

On Page 360 he shows, without any question, how far the Single Tax movement would go to take from individuals their land without compensation.

"By the time the people of any such country as England or the United States are suffi-

ciently aroused to the injustice and disadvantages of individual ownership of land to induce them to attempt its nationalization, they will be sufficiently aroused to nationalize it in a much more direct and easy way than by purchase. They will not trouble themselves about compensating the proprietors of land. . . . Nor is it right that there should be any concern about the proprietors of land."

I want to call attention of the reader to the last portion of the above quotation, "nor is it right that there should be any concern about the proprietors of land." This is certainly a very bold statement to be made by a man, a political economist, who pretends to have the best interests of the people and nation at heart. I do not question his intentions, however. I simply call your attention to the fact that he reasons from false premises; that he ignores the fundamental principle of government; that he disregards the moral obligation that the people have with the government and the government with the people. He seems to have not yet discovered that morality, justice, stability in laws and institutions are absolutely necessary, in fact, are the cornerstones on which good government must rest. It is often said by the single taxers that this is a moral question. I heartily agree with them in this respect. Certainly it is a moral question, and we consider it very immoral indeed to take from an individual property of any kind whatsoever without giving compensation therefor. We shall consider at some length the right of the government to confiscate land values without compensation, in chapters following.

On page 401, Mr. George further gives vent to his feelings as regards private ownership of land. He says:

"We have weighed every objection and seen that neither on the ground of equity nor expediency is there anything to deter from making land common property by confiscating rent.

"But a question of method remains. How shall we do it? We should satisfy the law of

justice. We should meet all economic requirements by at one stroke abolishing all private titles declaring all land public property and letting it out to the highest bidders in lots to suit, under such conditions as would sacredly guard the private right to improvements."

Again, on page 404, in speaking of the appropriation of rent by taxation, he says:

"In this way the state may become the universal landlord without calling herself so, and without assuming a single new function. In form, the ownership of land would remain just as now. No owner of land need be dispossessed, and no restriction need be placed upon the amount of land any one could hold. For, rent being taken by the state in taxes, land, no matter in whose name it stood, or in what parcels it was held, would be really common property, and every member of the community would participate in the advantages of its ownership.

"Now, inasmuch as the taxation of rent or land values, must necessarily be increased just as we abolish other taxes, we may put the proposition into practical form by proposing

"TO ABOLISH ALL TAXATION SAVE THAT UPON LAND VALUES."

The above quotation certainly conveys to the reader the exact meaning of Single Tax. It certainly makes clear the fact that this so-called tax reform,

or Single Tax, is not a tax reform. In fact, it is not a system of taxation. It is a method by which land values are to be confiscated. It is a method of deliberately robbing the rightful owners of the land value. It is a system of repudiation. It is dishonest and destructive. It means contraction instead of expansion. It is visionary in the extreme. It contemplates the placing of a tax on values of land which have been created under the present system, but which will be destroyed under its own operation. Therefore, the reasoning is extremely unsound and

How it could be done

A method of robbing land-owners

illogical. It would destroy all incentive for public improvements which has been one of the great elements in the upbuilding of our country.

As a further evidence that the operation of Single Tax will destroy all land values and that all owners of land at the present time will lose their land under the application of Single Tax, I offer you the words of Henry George. On page 404, in speaking further on this land question, he says:

"In every civilized country, even the newest, the value of the land taken as a whole is sufficient to bear the entire expenses of government. In the better developed countries it is much more than sufficient. Hence it will not be enough merely to place all taxes upon the

Where rent exceeds revenue, take it all

value of land. It will be necessary, where rent exceeds the present governmental revenues, commensurately to increase the amount demanded in taxation, and to continue this increase as society progresses and rent advances. But this is so natural and easy a matter, that it may be considered as involved, or at least understood, in the proposition to put all taxes on the value of land. That is the first step, upon which the practical struggle must be made. When the hare is once caught and killed, cooking him will follow as a matter of course. When the common right to land is so far appreciated that all taxes are abolished save those which fall upon rent, there is no danger of much more than is necessary to induce them to collect the public revenues being left to individual land holders."

Thus, you see, there is no escape. The land must, under the application of Single Tax, revert to the Government. During the years necessary to make this process complete, land values will decline and with the decline of land values, business will be demoralized, industry crippled, and an era of hard times and financial depression will be the inevitable result.

A reversion to the old system of course will fol-

No escape from state ownership

low, but in the meantime the harm has been done, and those who will be able to withstand the crash, who, of course, would be the rich, would come out greatly benefited. The poor would be poorer and the rich richer.

I now want to call your attention to the final consummation, to the milk in the cocoanut of Single Tax. In this quotation is centered the very essence and process of this destructive so-called system of taxation or Single Tax. In speaking of the method, he says:

"I do not propose either to purchase or to confiscate private property in land. The first would be unjust; the second, needless. Let the individuals who now hold it still retain, if they want to, possession of what they are pleased to call **THEIR** land. Let them continue to call it **THEIR** land. Let them buy and sell, and bequeath and devise it. We may safely leave them the shell, if we take the kernel. **IT IS NOT NECESSARY TO CONFISCATE LAND; IT IS ONLY NECESSARY TO CONFISCATE RENT.**"

I think enough has been quoted from "Progress and Poverty," which, as before stated, is the book from which all single tax advocates draw their inspiration. In fact, it is the fountainhead of the Single Tax scheme. All other books written on Single Tax take Henry George as their guide.

I have offered the quotations from "Progress and Poverty" to set at rest any doubt as to the ultimate end of the Single Tax system. The logical analysis of its operation however, would bring you to the same conclusion, namely, the reversion of private property in land to the state, or, in other words, that the state would be the landlord and the present owners the tenants.

It would require too much space to enter into a complete analysis of the system.

Inasmuch as "Progress and Poverty" was written some 33 years ago and that during this lapse of time there might possibly have been some change in the

The same today sentiment among the Single Taxers, I want to call your attention to the language of Henry George, Jr., who delivered an address in Vancouver, B. C., some time in January, 1911. In speaking of conditions in Vancouver, he says:

"What was required in the case of Vancouver was that the full market value of the land should be made, that as taxation now existed it applied to 75 per cent of the true value. This assessment should be increased, practically to 100 per cent. Then that 100 per cent should be taxed so as to absorb into the public coffer practically the whole of the annual potential rent. This is taking the kernel of the nut.

"If that were done, not only would all the present needs for revenue be supplied, but a great surplus revenue would be furnished. In addition to this revenue result, land speculation would be destroyed, for no man would hold valuable land vacant for a rise in the value if that value was to be taxed out of his land into the public treasury."

Hence, you see that the old Henry George theory of Single Tax, as written in "Progress and Poverty," has not been changed one iota. The advocates of Single Tax are just as keen today to tax land values out of the possession of the individuals as was Henry George at the time he wrote his book, "Progress and Poverty," 33 years ago.

It is a most peculiar reasoning that the Single Taxers indulge in. If you will notice, Henry George, Jr., speaks of the vast sum of money that would be taken from the present land holders of Vancouver, B. C., by land value tax, that is when the full rental value of the land is taken. In the next breath he says land speculation, under the Single Tax system, would receive its death blow and land values would, therefore, decline until the state took all of the value out of it by process of Single Tax. In one minute he would tax the present land values, thereby receiving a handsome revenue,

and in the next minute he would destroy the present land values on which he was going to receive these handsome revenues. Now as to just what he really could do and would do, and how he would raise the revenue is a mystery yet unsolved, or at least to be explained.

SINGLE TAX FIGURES A DECEPTION.

Single Tax advocates fail to recognize that the conditions under which land values have been created and on which they base their reasoning and figures would not exist under the application of their system. Therefore, the figures they present in many cases, in fact, in all cases, are misleading.

As an illustration, they would take the value of a city lot and the value of the house upon the lot. If the value of the lot exceeded the value of the house under the application of Single Tax, the taxes would be higher; if the value of the house exceeded the value of the lot, the taxes would be less. In this way they reason that taxes in cities, especially in the outlying districts, would be less for the owners to pay under Single Tax than under the present general tax system. They do not take into consideration that the many vacant lots, which, as a rule, are three vacant to one improved, which under the present system are revenue payers, would, under Single Tax, be the first to revert to the state. The product of the city lot is the rental of the house upon it, and when there are houses enough to supply the demand, the further building of houses would be a loss because there would be no renters.

Even though rents came down, that would not multiply the number of tenants. Therefore, these vacant lots could not stand the burden of taxation, and as revenue-payers they would disappear. The burden of taxation would then fall more heavily upon those who occupy the land. This the Single Taxers fail to recognize, or if they do, they fail to mention it in their literature or in their public speeches. It is very apparent why they do not mention it, conceding they

Figures a deception

Values — How affected

Vacant lots of no value for revenue

recognize it, because it would destroy the force of their argument.

SELLING VALUE GONE.

Furthermore, when the lot adjoining yours has been confiscated through the process of Single Tax, the selling value thereby having been destroyed, your lot, even though you are living upon it, is worth no more than the lot adjoining yours.

Supposing your house should burn down; your lot becomes a vacant lot. This is true of every lot in the city on which there is a house. The small consideration that may be pointed out in figures as a saving under the Single Tax system, even though final confiscation would not be the result, the reduction in the value of your lot would far exceed the small sum you would save in the taxes as figured in Dr. Eggleston's Campaign Book of 1910, and other figures that the Single Taxers present to the taxpayers of Oregon.

What is true of a city lot is true of a farm, of the five-acre tract that the gardener operates,

Single Taxers say: "We will make you improve your lot or sell it." Suppose you do sell it, the lot still remains there, and will not be improved unless there is a demand for the improvements. It is worse than folly to advocate the theory that you can continue improving city lots, build houses, office buildings and store buildings, unless there is a demand for them.

In other words, a city can grow no faster than the country and commerce from which it draws its support. It would be irrational and illogical to attempt or to think of attempting to improve and bring to a state of perfection the entire resources of the country at once. The law of supply and demand, competition, of compensation and the various other elements that enter into trade and development must regulate the rapidity with which a country or city is developed. An act of legislation cannot develop a

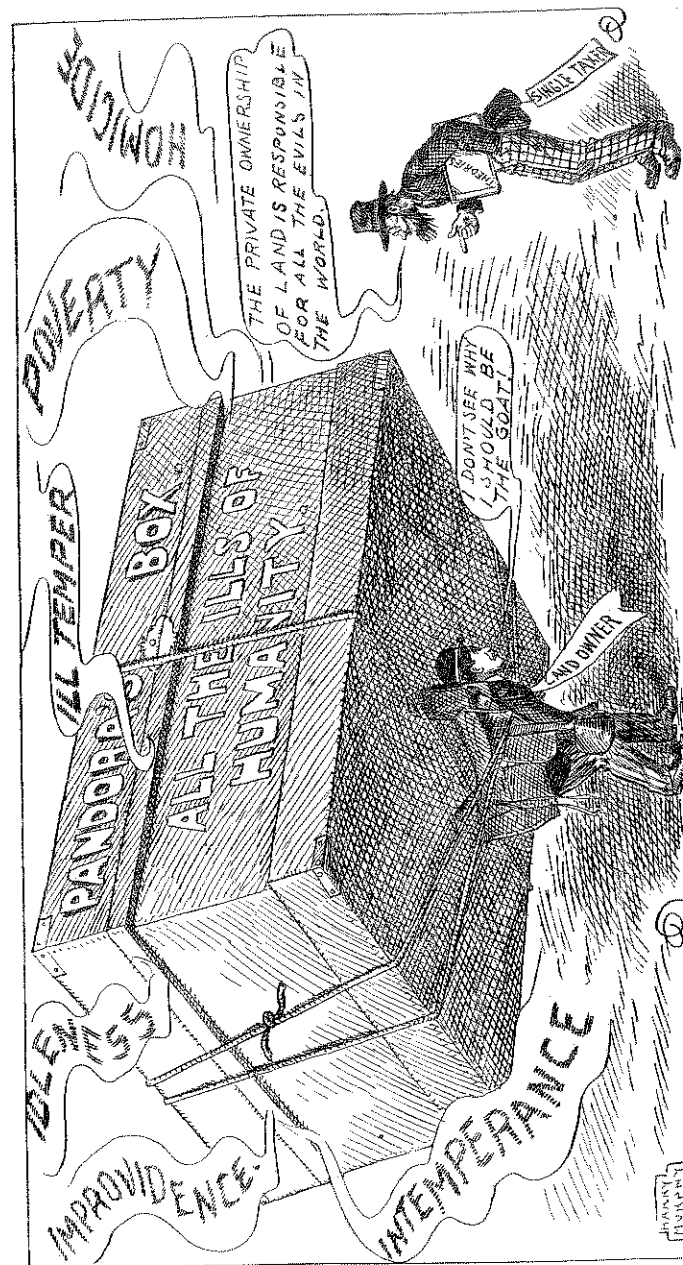
Figures of U. S. Sen misleading

Sell or improve

Law of development

country. Legislation may, however, stimulate development, thrift and industry, by affording encouragement to individual possession, enterprise and all the unearned increment in such industry and enterprise as may accrue to it as society grows and population becomes greater. Such a guaranty is best given by the permanency and stability of the laws under which and by which the people are governed. It is the stability and permanence of laws that inspire confidence, and the very moment that a community or state shows a disposition to experiment continually and change their laws, especially such laws as would materially affect the fiscal system, confidence, thrift and enterprise will surely give way to fear, indifference and financial disorder. It is, therefore, necessary that people be extremely conservative in introducing and passing acts of legislation. It must be remembered that our present system is the outgrowth of hundreds of years of experience, and that while many changes have been made in our laws, one principle has always been maintained, that is that no individual shall be deprived of his holdings without due process of law and compensation therefor.

Stability of our laws an inspiration



THE SINGLE TAX WOULD SADDLE IT ALL ON THE LAND OWNER

CHAPTER II.

REPUDIATION OF PRIVATE CONTRACTS.

Our early law-makers though not versed in political and social science as we are today, seemed to have been inspired with the fundamental principles of civilized and organized society. They recognized that the private appropriation of land was the foundation, the bed-rock on which a stable and progressive government must rest. They recognized that a nation of home-owners would be far superior to that of a nation whose inhabitants were merely tenants of the government.

Therefore they offered 160 acres of good agricultural land as a homestead which should ever belong to the homesteader. This indeed was a great reward to the poor and homeless people of all nations, and they accepted the invitation. The conditions under which our public domain has been settled were that any citizen of the United States, native-born or otherwise, could take up 160 acres of our public lands under the conditions that when a certain amount of improvements had been made upon the land and a continual residence of a certain length of time had been made by the claimant, final proof might be made. The government would then give to the claimant a title in fee simple, which means that the land and all of the appurtenances thereunto should forever afterwards belong to the one who legally held this title; that the land might be divided into as many parts as were desirable; that title could be passed to any one of the subdivisions, that there would be no interference from society or the state; that all values attached to this land from any cause whatsoever should become a part of it and belong to the legal owner; that it should always be theirs;

that in case, for any reason, society needed any portion of the land under this title, for the public good, it might be condemned and a just and equitable compensation allowed the holder of the land.

Under the stimulating influence of the land laws above described, the work of transforming a wilderness into fields of waving grain and pastures on which grazed the lowing herds, where savage life clothed in skins and housed in wigwams, gave way to rude but happy homes of civilized, honest, law-abiding and patriotic citizens, was undertaken. Step by step, and section by section, this work of transformation was carried on. Again and again people would leave the more developed sections and push on into the wilderness and plains to carve out new settlements, all for the purpose of getting possession of a homestead—a farm, a parcel of ground of 160 acres which they could call their own, and which, they reasoned, in the course of time would become possibly very valuable. There seems to be an inherent desire in the individual to secure a plot of ground that he may call his own; that he may there feel secure; that organized society will defend him in the possession of this plot of ground; that as population increases this land will become more valuable. These advance guards of civilization reasoned, and correctly so, that emigration would follow their footsteps and that with the coming of more people there would be the merchant, the blacksmith, the cobbler; then would come manufacturing plants, transportation, and finally, all of the necessary divisions of labor and industry which go to make up a modern civilization. Not coming as soon as expected, and becoming discouraged, these homesteaders have sold their land, because the tilling of the soil was not as profitable as other pursuits. They took their compensation for the land and embarked in some industry that perhaps proved a failure for the lack of judgment or experience. Conditions change and the land they

sold becomes valuable. They are discouraged, and complain that they have not received their just reward. They have been their own free moral agent and acted to the best of their judgment. Here the element of chance has played its part. One has reaped where another has sown. And so this process goes on from day to day, year to year. Yet while many have made mistakes and others have profited thereby, it has been the stability and permanency of our laws and institutions that has converted the North American continent from the Atlantic to the Pacific, from the Gulf of Mexico to the frozen regions of the North, into one vast field of agriculture. Homesteads have been converted into village sites, villages have grown into cities, and land has become very valuable in these cities. Those who were fortunate enough to be the possessors of these lands at the time it became apparent that that particular locality was going to be a center of trade, traffic and commerce, have become very wealthy. This is a natural consequence, and is the result of the very principle that has stimulated the people of our country to such activity, thrift and enterprise. There has been permanency to our institutions. Investors have felt secure in their investments, believing, and in fact knowing that our citizens were honest and honorable; that repudiation of contracts would not be tolerated; that what was theirs today would be theirs tomorrow, and would continue to be theirs so long as they so desired; or if they passed title, that it would belong to the one to whom title was passed, whether it was land or any other thing of value; that the laws under which they were governed were secure; and that the rights of the individuals to their possessions would always be recognized. It has been the stability of our laws and institutions that has caused the development, growth and prosperity of our country to far exceed that of any other nation.

Element of
chance plays its
part

Trade centers
valuable

Repudiation not
to be tolerated

Great stimulant

tion whereby he would place all of the burden of supporting the government on one class of property—land. By this process, he reasons that it will be necessary, just and honest to take in taxes all of the earning value of the land,—whether it be a farm or a city lot. By this process he would take from the individuals who now hold the land, all of the selling value represented therein; and in return, give them nothing. This I hold to be repudiation, pure and simple. It can be nothing else.

It appears to me that any intelligent individual can at once see that the adoption of such a system as would take from an individual, land values, or values of any kind without compensation, would be detrimental to the best interests of society; that it would create disturbance; that it would destroy confidence and undermine the whole political and social system on which the business and commerce of our country is constructed.

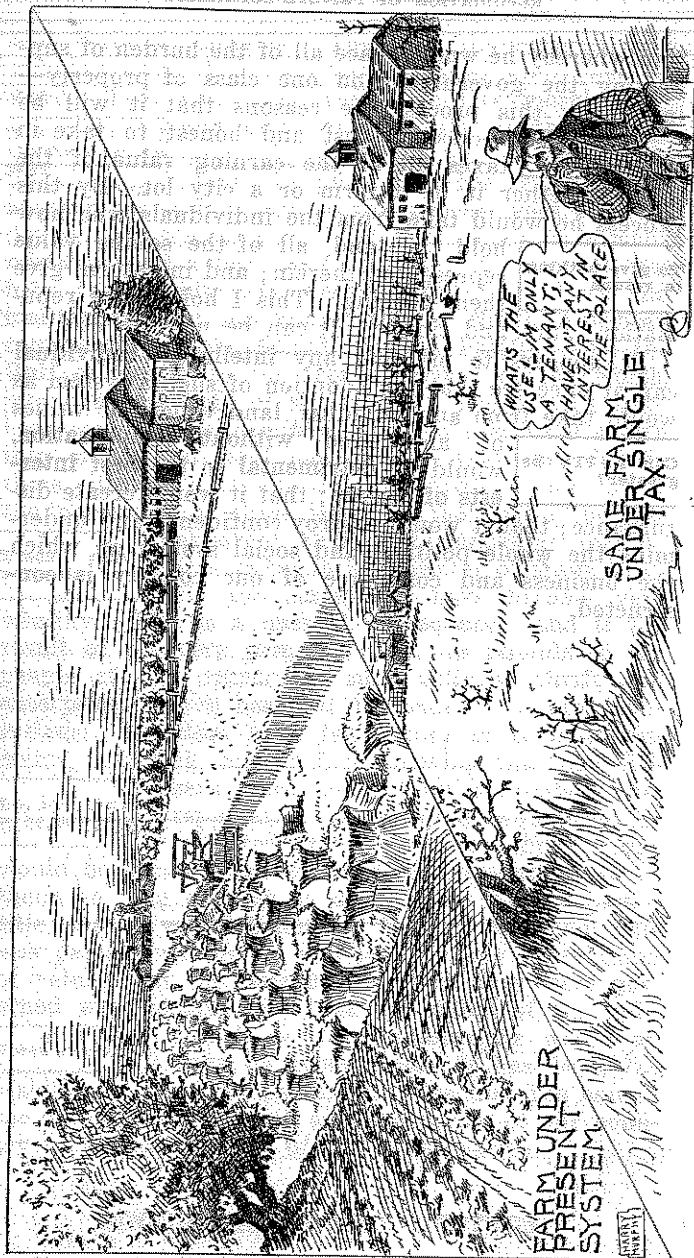
Is it honest?

To give nothing
in return

Can folly be
greater?

SINGLE TAX WOULD DESTROY.

Now comes Henry George and his theory of taxa-



CHAPTER III.

PRIVATE APPROPRIATION OF THE SOIL, THE FIRST MILE-POST ON THE HIGHWAY OF NATIONAL PROGRESS.

I have attempted to make clear that the object of Single Tax is that the state should own the entire land of the country on the ground that it is the legitimate property of the whole community,

The first step

and that it ought never to have been alienated to private owners whose rights are usurped and must be brought to an end, either by compulsory methods or simple confiscation by the Single Tax process. Mr. George advocates the latter method, on

Holds property in land immoral

the ground that private property in land is as immoral as slavery, and he extends his anathema not only to agricultural land but to building land in towns, and argues that even a free-hold on which the owner has built a house is as much a robber of the public domain as the largest estate of a Highland laird. He

Even the widow's lots

condemns the small properties of the American homesteader and all of the French peasantry—even the poor widow with her two small lots. In his eyes the possession of any portion of the earth's surface by private owner is theft, and the stolen goods ought to be restored to the public that has been defrauded.

We have quoted from "Progress and Poverty" sufficient evidence to show that it is Mr. George's intention for the state to become the landlord, and

People the tenants

that those who occupy the land must, therefore, be tenants, paying the rental to the state. While he has not in so many words advocated land socialism and land communism, he has advocated it under another title.

Now the main ground on which Mr. George makes this startling proposal is that the land originally belonged to the state or community and that it was wrongfully granted away to favored individuals.

He compiles a brief history of ancient civilization to prove his point. I will go with him so far as to allow that before the earth was peopled, land was not appropriated and that while population was very sparse, it was not worth the while of individuals to claim special plots of ground. Agriculture, in our sense of the word, did not exist in the infancy of the race. Our ancestors lived as savage tribes now do, by hunting and fishing, and afterwards by pastoral pursuits. Therefore there was no motive for the private appropriation of land, for the tilling of the soil was not necessary for the maintenance of the inhabitants who were then in a state of savagery.

When agriculture began

Ownership of land coincident to agricultural development

But the point I wish to bring out is, that usually private ownership of land arose when agriculture commenced.

Even in our primitive state of agriculture private appropriation of the soil was necessary; no one would toil to raise crops which he could not enjoy. Indeed, so invariable has been this rule that we may almost say with certainty that civilization has never made a commencement, or at least has never advanced beyond a rudimentary stage until private ownership in land, or at least individual occupancy was recognized by common consent of the tribe or clan, or by the law of the state.

Civilization and land ownership

I want to impress upon the minds of the reader this point, that the necessary stimulus for cultivating and improving the soil was wanting until security was given that he who labored should enjoy the fruits of his labor.

Necessary stimulus

Primitive methods yet found

We still have in active existence nearly every form of human society from the most barbarous to the most refined.

We still see a large part of the earth tenanted by races as primitive in their habits as our forefathers were when they were clothed in skins of beasts and possessed the soil of the Old World in common. Nearly all Africa, considerable portions of North and South America, a large portion of Central Asia the interior of

Uncivilized countries

Australia, New Guinea, and many of the islands of Polynesia are all in that state of primitive simplicity.

In these regions the land is not appropriated. It is either the common possession of the tribe, or the battleground of contending tribes. Now Mr. George gravely assumes that all our modern poverty and degradation are the result of private land ownership.

Where poverty is greatest

He would have you believe that all of the ills that now exist in society would disappear if we would but revert to the happy Arcadian times when land communism prevailed.

But do we find an absence of poverty and degradation among those portions of mankind who have preserved the primitive traditions unimpaired?

Do we not find slavery, polygamy, the most hard oppression and barbarous cruelty, the invariable accompaniment of this primitive state of existence?

Human want and misery and disregard of life

Do not famines and pestilences desolate those tribes, while human life is scarcely valued more than that of the brute?

Wherever we find the land unappropriated, whether among Zulus, Indians, or the roving Tartars in Central Asia, we find a savage and degrading condition of mankind, and we find almost invariably that the first step in civilization is coincident with the private appropriation and careful cultivation of the soil.

Degradation greatest

So far from the sweeping generalization of Mr. George being true that human misery and degradation have sprung from private ownership of land, we find from actual survey of the earth at the present time that precisely the opposite is true, that human misery is deepest where the land is not appropriated, and human happiness and civilization most advanced where the land is held by private owners.

The opposite the rule

Happiness greatest under private ownership

Whenever progress has attained a certain stage, the land becomes appropriated while at the same time arts and literature rise, cities are built and laws are formed. At that state of human progress where slavery and polygamy prevail, where private rights are at the mercy of the chief or despot, where agriculture is

Slavery and polygamy prevail

unknown and population is kept down by incessant wars and famines, we find that the land is unappropriated. Here, no doubt, the advocates of Single Tax would offer some excuse for such a state of affairs other than that of the soil being unappropriated. Perhaps they would say that it is on account of the lack of intelligence of these people; that they are barbarians—are uncivilized. Certainly this is true. The

Why this state? question is: Why are they uncivilized, and why have they not advanced as other once uncivilized nations have advanced? It is because they have not adopted methods which would allow advancement. I hold that civilization has not and cannot advance, as we have advanced, where the inducements necessary for mental competition have not been held out by the system, habits or laws of the country. Private appropriation of the soil is one among, and perhaps the greatest of all inducements that may be offered by society to the individual members that will promote social advancement.

Wherever the abuses which we find in a state of savagery, of which land communism is the greatest, are discarded, and the garments of civilization are put on, we find that private ownership of land appears; that the pastoral or nomadic state is exchanged for the agricultural, and dense population takes the place of thinly scattered tribes.

Primitive methods disappear

SINGLE TAXER DISLIKES THE TERM "COMMUNIST."

I am aware that my Single Tax friends will object to the use of the term "communist." They dislike very much to have Single Tax called its real name, and attempt to disguise the purpose of Single Tax. The reader certainly has discovered that Single Tax means nothing else but land socialism, and we are going to call it by the right name.

Mr. George points to the fact that nations appear to advance about so far and then stop and recede;

Cause of social progress

Deterioration by Single Tax process

that the barbarians of today will be the advanced nations in several hundred years from now. This statement from Mr. George seems to be borne out by history. The writer is inclined to believe that it is just such acts and the result of such acts as Mr. George would have the civilization of today indulge in, namely, that of land communism, that bars further progress, and tends to deteriorate social achievement.

In our primitive state we were land communists. In our present state of civilization we have private ownership in land. To revert to the land communist system again would very likely lead us back to the primitive state from whence we came.

In all countries that enjoy settled government, the first property to claim protection of the laws is that in land (the very thing that the Single Taxer would abolish). All other industries hang upon it and so long as it is liable to violent seizure or disturbance through acts of legislature, there will be no industry and no trade of any moment.

I defy any of the Single Tax advocates to point to any country where the title of the soil is violently attacked, where any trade or industry flourishes to any extent.

I cannot conceive anything more destructive to the social welfare of any peaceful country than to tear up the foundation of all property by disputing the rights of individuals to the title of the soil.

I now pass to consider another argument by which the nationalization of the soil is advocated. The Single Tax advocate says that land differs from all other forms of wealth, because it is limited in quantity, and not the product of human labor. It should, therefore, not be the monopoly of the few, but the property of the many. There are many elements that go to make up the value of the land, and the productiveness of the soil, and the subduing and surmounting of the many difficulties that man has had to contend with is the result of ages of physical energy in its many forms. In ancient times most of this country, as of the continent of Europe,

Land and labor

Disguise its meaning

was covered with dense forests, and it has been transformed by untold expenditure of labor into the smiling gardens it now appears.

I can conceive of no equitable reason why this form of wealth should not have the protection of the law like all other forms of wealth. All wealth may be called stored-up labor, and none is more valuable to the community than that which makes two blades of grass grow where one grew before.

Under a system of tenantry, the two blades of grass where one grew before, would not exist.

It is the interest in the home; it is the interest in your own land, that causes you to work early and late to figure out how you will make this or that

little portion of your field more productive; how you will reclaim that low piece of ground that it may be productive. When adversity overtakes the man with the home, or the crop fails for one year—he does not become discouraged and pull up and leave the place. as would a tenant. He hangs on, keeps up his courage, hopes that another year conditions will be better, keeps the farm in a state of cultivation, repairs the fences, and continues his work, because it is his home.

What was it that induced the hardy emigrant to settle in the wilds of this country, to hew down the primeval forests, and with intense labor and privation to turn the wilderness into a fruitful field? What, but the hope that he or his family after him would own a comfortable homestead? Had no private property in land ever been permitted, could we conceive how the continent of North America would have been settled? How would the Anglo-Saxon race have been spread over the globe? What would have drawn the emigrant-ship to the desolate shores of Australia and New Zealand? No magnet would have charmed the hardy pioneer of civilization but the hope of bequeathing a freehold to his posterity. And now after

vast regions have been settled on the faith of the solemn sanction of the state, it is coolly proposed by the advocates of Single Tax to rob these people or their de-

All wealth
stored up labor

Interest in the
home

Works because
it is his home

Desire to own a
home

Rob the people
of their home-
steads

scendants of the land on which they have spent their life-blood, on the ground that it should never have been granted to them. Could human folly go further? Can you think of any process that could be adopted by any state or nation that would have a more destructive tendency for the deterioration of society than to make our present land-owners tenants of the state instead of home-owners? The process by which the wilds of America were reclaimed within the past two and a half centuries is the same process by which other countries were settled at a still earlier period. You will always reach a point at which human labor gave its first value to land, and without that labor, it would have been as worthless as portions of the soil of South Africa are today.

Same process by
which other
countries were
settled

I grant that in old and settled countries land rises in value just as the community prospers, but so do most other kinds of property. There is increment in professional, educational, and industrial lines as well as in land. I cannot see in justice why one form of property should be singled out for attack, and especially that property on which all other lines of industry, thrift and progress hang—land. The motive that led the settler to clear the primeval forests was partly the expectation that population would follow in his track and raise the value of the investment. Would it be fair, after he has cleared the pathway through the jungles for the more timid followers, to deny him the legitimate fruit of his enterprise? Take away from the owners of property all hope of improving their position, and you abolish one of the greatest safeguards of peaceful progress.

Land rises in
value in all set-
tled countries

CHAPTER IV.

ALL PROPERTY OF EXCHANGEABLE VALUE
SHOULD BE TAXED.

Under our present system and present land laws, land is property, and I hold that private property in land is consistent with and necessary to man in a state of civilization. Under our present system of exchange which is the product of civilization and the outgrowth of the division of labor, we have several classes of property. Land owned by individuals may be considered first, as it is upon land and land values, home values, that all other industries rest. Cattle and other animals that are bought and sold on account of their usefulness for food or otherwise, may be classed as another kind of property. Stocks, bonds and obligations to pay may be classed as another kind. The products of the soil, coupled with labor, form another class. Goods wares and merchandise, manufactured articles of all kinds, whether manufactured by machinery or by hand, constitute another class. Books containing the mental efforts and energy of individuals may be classed as another kind of property. All the property coming under the various classifications are essential to man in a state of society. One is exchangeable for another by and through the process of our system of exchange. If an individual desires a manufactured article of any description, he may sell the product of his labor, or may exchange an article of value that he has for money which is the blood of commerce, and with that money purchase any other article he may desire that is obtainable. The various articles which may be considered the product of man are the result of the requirements of society. Consequently they are in demand. Therefore they are exchangeable for other commodities that are in demand, according to the tastes and desires of the various individuals of society which are extremely numerous. When an article is no more desired by society, the manufacture

All property of
exchangeable
value should be
taxed

of it ceases, and in its place a more important article is manufactured. Thus the process of the growth and demand of the hundreds of thousands of various manufactured articles desired, and even necessary, for man in a state of society. If an individual has money, he will have no difficulty whatever in finding others who own land, to part with that land for a certain amount of his money.

Hence it should be obvious to the reader that all kinds of property which are desired by society and which can be exchanged, one for another, should be treated alike in the eyes of the law. Any discrimination against one kind of property would have a tendency to injure that particular class.

It would be perfectly natural for an individual to desire and hold that class of property that was favored by law. Mr. George reasoned this out. Therefore he schemed to discriminate against land, and by the process of this discrimination force land back into the hands of the government.

As long as we treat land as property, there should be no discrimination against it. There is no justice in placing the burden of taxation upon land. There could be but one reason for it, namely, that of discriminating against it and finally confiscating the present values of it.

No justice in
placing burden
of taxation on
land

Henry George claims that man is a land animal and therefore cannot live without the use of the land, and that the land should belong to all of the people because of man being a land animal; that man can no more live without the use of the land than he can live without air and water. Therefore land should be free as air and water. Of course we agree with Mr. George that man is a land animal, and that he can not subsist without the products of the soil any more than he could live without free access of air and the use of water. That is no argument against the private ownership of land. Mr. George says that the man who owns the land under our present system virtually owns those who must occupy the land. He fails to recognize that man is a social as well as a land animal, and that social conditions

No argument
against private
ownership of
land

are as necessary for man in a state of society as the use of the land or the air and the water. In order to get this thought more clearly before the reader it will be necessary to go back into the early history, in fact, beyond the period when there was history, to show the progress and growth of society.

To illustrate this thought we will concede that land is the hub of the wheel of society. Man must draw his support from the land; that in his undeveloped state—in his tribal state, land was practically the only essential to his well-being; but when the division of labor was first adopted, social progress then commenced. When man evolved to that state of intelligence where he saw that a division of labor was better for his well-being, the fisherman said to the rude boat-builder, "You build the boats and I will fish;" and these two said to a third, "You till the soil while one builds the boat and another fishes;" and to the fourth, "You make the bows and arrows, while the fifth will do the hunting;" and to the sixth, "You make the crude implements necessary to till the soil."

Division of
labor advisable

Division of
labor grew with
progress of man

And so this division of labor grew, as man progressed intellectually and socially. It has been a long continuous growth, and each and every new invention has added to the wants of man, and have therefore become a necessity in the state of society that he then or now exists in. This process has gone on and on. The greater the wants of society, the greater the division of labor; and the greater the division of labor, the greater were the wants of society.

Now, the various lines of industry, the various articles of wearing apparel, the many thousand articles of value that are desired by the individuals of society, form the other portions of the wheel. Machinery of all description that is today used, transportation facilities, great manufacturing plants, banks, telephone and telegraph systems, in fact, the whole superstructure of society are the spokes, the felloes and tire of the wheel. Now I submit to you: Is the land which we have designated the hub of any greater

Is land, designated as the hub of the wheel of society, of greater

importance than other factors enumerated which go to make the complete wheel?

importance to man in a state of society than the numerous other factors which we have just enumerated, and which we may call the spokes, the felloes and tire of the wheel? The hub, or the land, would supply the wants of man in a state of savagery, but not in a state of development. For this reason I hold that there may be many thousand lines of pursuits of trade and combination of various interests that may be promoted by individuals, that could be of more harm to society than any possible monopoly of land.

No monopoly of
land

Those not satisfied would sell their land and engage in other pursuits

Under our system of exchange, as before stated, if one accumulated goods or money, they could at any time convert it into land. There is no monopoly of land. The majority of people who own land are perfectly willing to let it go for a fair consideration. They can take the money and engage in other pursuits that are equally as profitable as that of tilling the soil, and much more pleasant. As a matter of fact, if you would today divide the land in the United States and give each individual their portion, it would not be twenty-five years until conditions would be about the same as they are today. Those who wanted to experiment and were not satisfied with the tilling of the soil would sell their land. One would want to go into a grocery store, or perhaps he would want to go into the automobile business. Another would want to sell his land and go into the city where he could have the greater pleasures of society; where he could wear fine clothes and make a good appearance, at least while his money would last. Others would want to convert their land into money and travel, they would want to see the sights of the cities and perhaps of foreign countries; and so on, until each and every one satisfied to the extent of their ability so to do, their curiosity, their peculiar desires, their peculiar ideas, etc. A majority of them would prove a failure in the enterprise in which they embarked. Ninety per cent of the business enterprises undertaken prove failures. These people then would not be the possessors of soil. They would have spent their money. Ninety per cent of their undertakings

have failed, therefore they would be in what we call the working classes. This would be the process of working back to the present state of affairs.

It is folly to argue as the Single Taxer does—that improvidence, bad judgment, ill health, intemperance, insobriety, stupidity, vicious temperament, ignorance, laziness, dishonesty, bad management, diseased brains, physical and intellectual delinquency, lack of foresight and other imperfections of mind and body that could be mentioned, can be overcome and righted by an act of legislation. All the physical and

Folly to argue that all the evils of life could be remedied by an act of legislation

mental ailments above recited play their part in the unequal distribution of wealth; they play their part and are responsible for the many sad conditions that we see in society. Mr. George would have you believe that all of these ills are traceable to and have their being in the private ownership of land.

As long as we have the various stages of intellectuality we may expect to have a like variation in the possession of property. Any legislation seeking to restrict the advancement of one because others are unfortunate and cannot keep up with those who are in the advance, would have a tendency to hold all down alike, therefore would destroy all ambition to advance. The lower down in the scale of humanity you go, the nearer you come to an equality. I should like very much to see the ills of society abolished were it possible. We must not, however, al-

Must not allow emotion to displace judgment

low our emotion and sympathy to distort and warp our judgment. The law of the survival of the fittest seems to hold good in all mineral, vegetable and animal creation.

Henry George tried to figure out a system that would make all men equal. In doing so he failed to recognize that the great inequalities, both social and financial, are very largely due to the differences between individuals, not that the possessor of vast wealth is wiser or has more brains than those who have no possession whatever, for such is not the case. The philosopher is seldom a rich man. The professors

of our universities are seldom rich men. The great thinkers of our age are not rich men. They have used their talents for the acquisition of knowledge. The same is true of musicians, physicians and surgeons. They have used their time and energy in becoming skilled in the arts of music and human anatomy. The same may be said of great sculptors and painters and of clergymen, scientists and political economists. They have given their time and energy to the acquisition of knowledge. Therefore they have but little of the worldly possessions.

Great thinkers are not rich men; men are not born equally endowed with different faculties

I believe enough has been said along this line to give the reader a clear insight into social conditions; that enough has been said to show clearly that no

No process of taxation can abolish pauperism and equalize distribution of wealth

process of taxation, and especially that of Single Tax, which would confiscate all private property in land, thereby destroying the very foundation upon which civilization has advanced, can ever bring about the extirpation of pauperism and the equalization of the distribution of wealth.

Society will always have its troubles as long as there is such a vast difference in human nature. The great readers along the line of political economy have recognized this fact. Herbert Spencer when a young man, reasoning without experience, attempted to write a purely ethical work on political economy. The title of the work was "Social Statics." He advocated the nationalization of land by compensating the owners for their land. After forty years of experience, when his judgment was tempered by the cold, stubborn facts and realities of life, he came to the conclusion that his early writings were wrong, and in speaking of the nationalization of land he says:

Nationalization of land

"Until there is a great change in human nature, the nationalization of land would be impracticable."

CHAPTER V.

THE DOG-IN-THE-MANGER CRY OF THE SINGLE TAX ADVOCATES.

The advocates of Single Tax try to work upon the prejudice of the people and arouse their envy on the ground that there is a monopoly in land; that land-holders are reaping an unjust reward; that they are taking from society what they are pleased to call the unearned increment or the increase in the value of the land, which does not belong to them. They especially cite to you conditions in the city. They point out that certain lots in the city have increased greatly in value; that this value should not go to the owners

Monopoly in land. What is it? but should be taken by society; that the taxes should be raised upon these lots and not upon the buildings, as is

the case at the present time. They tell you that the vacant lots in the city should be improved; that the present owners should be made to improve them or sell them; that the unplatted section of a city, such as may be found in Portland and other cities in the State of Oregon, should be made to pay a heavy tax, thereby forcing the owners to sell the ground or to subdivide it and sell it out in lots so that improvements may be made thereon; they tell you that all the vacant lots or plots of ground in city or country

Forcing improvements

should be forced to improvement; that those owning the timber lands should be made to pay excessive taxes on their holdings. They thus continue enumerating all of the undeveloped sections of your country which should be at once brought into a state of cultivation and perfection.

Let us analyze such a system in a city such as Portland. While I am not so well versed in Portland as I should like to be, I am safe in saying that there

Single Tax frightens

are three vacant lots to one that is improved by buildings. Now, suppose that the owners of these lots were confronted with this condition: From and after this date all of

the taxes necessary to operate the city government of Portland are going to be raised from land values only.

This would practically double the assessment upon the vacant lots. Your first thought would be to improve the lots.

Upon investigation, however, you find there are already sufficient houses in Portland to accommodate the demand for tenants. You find the same to be true not only of residences but of all other kinds of buildings. You decide that even if your buildings will not be taxed under the new system, it will still be unprofitable for you to put up a building and have it unoccupied. Now you must either build under such conditions or you must pay the increased tax upon your land.

More houses than tenants

As a logical business man your first thought would be, "I will pay the increased taxes rather than to build where there is no demand for the building."

Unprofitable to build

Your second thought will be, "I cannot afford to continue paying the high rate of taxes on those lots under such a system, knowing that the ultimate end and purpose of the Single Tax System is the confiscation of the value in the land."

So you hasten to sell your lots, and offer them at a greatly reduced price, thinking you will unload this burden on to some one who is not familiar with the

Hasten to sell

condition. The man to whom you make the offer is considering the matter in the same light that you have, and he too refuses to buy, knowing, as you do, that the ultimate end and purpose of Single Tax was that the state would take all the rental value, therefore leaving no individual value in the property. He reasons, and justly so, that buildings can only come and be profitable as the city grows, and that the growth of the city can be no greater than the growth of the country, and that the

Development to be gradual

growth of the country must be consistent with all other things and follow the natural law of development, the law of supply and demand. He reasons that all such development must come gradually, that you may judge the future by the past; that it would be entirely unrea-

Forced develop-
ment

sonable to think of forcing all undeveloped sections of the country to a state of perfection in a few years; and he says to you, "No, I don't want your property."

Again you reduce the value, and so on goes the process of declining land values, until the vacant lots first revert to the state; then, of course, the taxes must fall more heavily upon the occupied land, and as the tax falls more heavily upon the occupied lots they, too, decline in value.

It should be apparent to the reader that this process will continue until Single Tax has done the work laid out for it to do, namely, that of abolishing all values in land, the land therefore reverting to the government

Single Tax
completes its
work

TIMBER LANDS OF OREGON.

I am aware that a great prejudice exists towards the man or men who hold large sections of timber lands in the State of Oregon; that there is a desire on the part of some individuals to call this land monopoly; that they want these timber lands to bear a very large proportion of the taxes; that they want to make owners of these timber lands put in saw-mills, logging camps, logging railways, and all of the other necessary expenditures that go with the logging industry. They want these great re-

Timber lands

sources of the country fully developed—immediately developed; that is, they think they want them developed. It is entirely illogical and unreasonable to expect that the great forests of timber in Oregon can or should be logged off and the logs cut into lumber other than by process of the law of supply and demand and the natural growth of the country. But suppose that the owners of these vast acres of timber land should attempt to do what the Single

Over - stimula-
tion causes re-
action

Tax advocates would have them do, to proceed at once to cut down the timber, log it off and saw it up into lumber, it would not require a great deal of business experience to at once see that there would be an over-production of lumber; that the price of lumber would fall; that the industry would be paralyzed, and the

attempt a failure. But suppose that it would not be a failure, and that there was a foreign market for all of the timber sawed into lumber. The result would be that in the course of a few years the timber of the State of Oregon would be destroyed; that in the meantime there would have been a false stimulant given to the influx of population on account of such an unnatural condition, and when the timber was exhausted a reaction would take place which would be a compensation for the unnatural acts.

The industry that would have been an asset for perhaps many decades would, under the operation of Single Tax ideas, have in a few years perished.

In the states of Wisconsin and Michigan it is not a question of forcing the timber owners to get rid of their timber hurriedly. It is now a question before the legislature and has caused a great deal of concern, what method they may employ to preserve the forests and use them no faster than is necessary.

Preservation of
timber in other
states

They therefore have advocated that a tax on the stumpage shall replace a tax on the standing timber and land values, thereby relieving the land-owner from excessive taxes which has a tendency to force him to get rid of his timber.

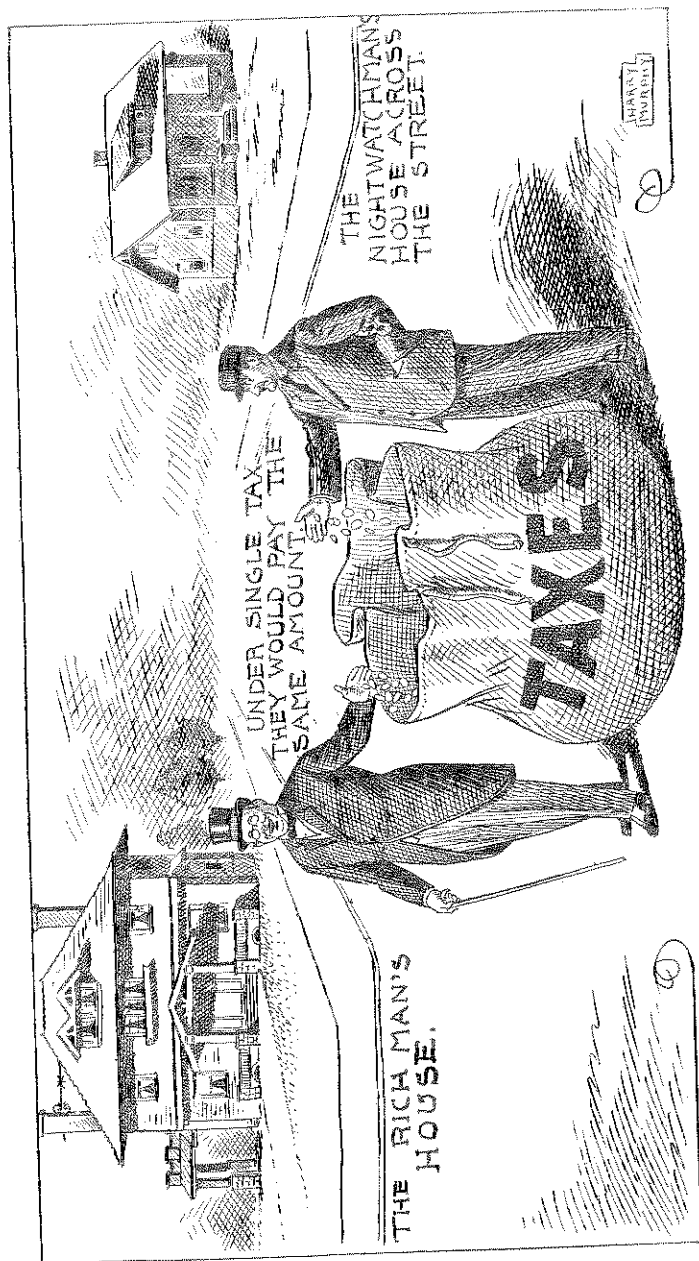
Preserve the
forests

They want to discourage the gigantic destruction of their forests rather than to encourage it, as the Single Taxer would do in the State of Oregon.

The law of competition, the law of supply and demand, must govern the development of industries. It is impossible to legislate against the interests of the people who own these timber lands and not legislate against the interests of the whole state. Society is so closely linked together that when you enact a law that destroys the property rights of one it will undoubtedly do the same to all.

Law of compe-
tition

Injury to one
injury to all



CHAPTER VI.

SINGLE TAX UNJUST, UNREASONABLE AND INCONSISTENT.

I want to call the attention of the reader to the unreasonable, unjust and illogical method of Single Tax. I want to point out just how the operation of Single Tax does harm and works a hardship upon the poor rather than upon the rich.

It has been quite clearly shown that all property is equal, or should be equal in the eyes of the law, because one class of property can be quickly converted into another class.

Under the application of Single Tax the man who owns money escapes taxation. Inasmuch as money is absolutely necessary for the transaction of business,

Money the blood of commerce

for the carrying on of commerce and all lines of industry, it is therefore a very important factor. Consequently the tendency would be for an individual who had lands, merchandise or any other class of property to convert it into money; especially land, as land under Single Tax would have to bear all of the burden, and money and other classes of property would escape. Now, when one converts his property into money, he could in turn, and perhaps would, loan his money

The loan shark

to the various individuals who must have its use and service, receiving a compensation for it. His returns for the loan of this money would possibly net him many thousands of dollars. This individual, for example, owns two lots on the corner of A and B streets on which he has a \$25,000 residence. The residence is built from the returns of his loaned money. The house is elegantly furnished, possibly the furniture cost \$10,000. He has two automobiles which were purchased by the revenue from his loaned money. He has his servants and chauffeur. He enjoys the city police protection; he enjoys the parks, boulevards and the driveways; he is a gentleman of leisure and has all

Enjoys the privileges and pays no more

of the comforts of life that money can buy. He pays a small rental for his Portland office, which is located in a 12-story skyscraper. But under Single Tax this is what would happen.

Across the street from the residence of this money loan shark lives a night watchman who receives for his pay \$60 a month and who has two lots of the same dimensions as the loan shark's, on which he has a modest cottage valued at \$900. Under the application of Single Tax the tax-collector comes around and calls on the man that has the elegant home, for the taxes. The taxes on his two lots amount to \$35, which is a mere trifle. He goes across the street to the night watchman and says to him, "Your taxes are \$35." It is a hard struggle for him to pay that amount, for it is a little more than half a month's salary. He makes inquiry of the tax-collector as to what taxes the man across the street pays on his two lots. "Thirty-five dollars," is the answer.

"And mine \$35; just the same as his?"

The tax collector replies, "That is the system we are now working under." The night watchman then says, "I have no benefit of the parks and the boulevards and the driveways; I have no automobiles; my house is scantily furnished; I need none of the police protection that the man across the street requires; I have no diamonds, no jewelry, no silverware, no five hundred thousand-dollar necklace or anything of that description which needs police protection; I do not require the fire protection that the man across the way does. Must I contribute as much to the support of the government of the City of Portland (or any other city) as the man across the way?" I appeal to the good judgment of the reader. Is there any justice, is there any consistency in such a system? Certainly not!

Now let us consider another illustration. Suppose that A owns a line of steamboats, sailing vessels or any other transportation line. He has a large income from his business. Under the application of Single Tax he too will escape. He will pay no taxes on three, four, five

Is this just?

A soliloquy

Needs no protection

Consistency, then art a Jewell

Should he escape taxes

or six hundred thousand dollars' worth of appliances which bring him a great revenue and to which the public must pay tribute. He occupies the same position as the man who loans the money. He pays no more for the maintenance of the city government or the state government, possibly not as much, as the man who works in the switch yards of the Northern Pacific Railway in Portland, or the widow who works in a laundry or may do washing to support her children.

Do you want this man to escape paying taxes? Should he not pay his part?

Take for a further illustration your department stores, your manufacturing plants, your transfer companies, the owners of your magnificent buildings which bring to them a great income through their rentals. We could multiply the illustrations already made by many different lines of industry that offer the same comparison. Time and space will not permit, however, to do this. I only desire for the reader to get the idea of the fallacy of such a system.

To further illustrate the inconsistency of the operation of Single Tax and how it will work a hardship upon both producer and consumer—the very classes that Mr. George intended to relieve—under Single Tax the products of the soil and of labor will not be taxed. The Department of Agriculture reports that the farmer receives but 50 per cent of the price which consumers pay for farm products. This shows that from the time the products leave the farm until they reach the consumer 100 per cent is added to the value by reason of carrying charges and handling charges of every nature, together with the profits that the middlemen receive. Inasmuch as the price the consumer has to pay is twice that which the farmer receives, it must be apparent that there is room for manipulation and excessive profits after the goods leave the farm and before they reach the consumer. Under

Would be exempt under Single Tax

This will offer a still greater inducement for those

The laboring man or woman

Multiply these illustrations

Department of Agriculture report

who manipulate the distribution of the various staple commodities or products of the farm and products of manufacture.

As an illustration, only in the latter part of 1911 sugar was manipulated and advanced to an exorbitant high figure. It was not due to the fact that there was a scarcity of sugar. It was simply a manipulation of the market, the controlling of the product of the soil. The consumers paid the bill.

Commodities
cornered

Controlling the
market

Advance the
price

Would go scot
free

Again, wheat, oats, corn, cotton, flour and many staple articles are thus controlled by combinations made between various individuals together with their vast accumulations of wealth, money, etc. The prices of these commodities may possibly be lowered for a time—what is known as “bearing the market.” When the market is low enough, or as low as they can force it they begin buying and get control to a great extent of these commodities then advance the price thereby reaping enormous profits. The consumer pays the penalty. So with manufactured articles; so with rubber, rubber clothing, coffee and tea, and many other lines too numerous to mention, that the genius and intrigue of man could get hold of and manipulate to the detriment of society. Yet under the application of Single Tax their holdings and their profits would go scot-free.

They would pay no part of the running expenses of the government, yet enjoying greater privileges than those who were paying the operating expenses. The field is so broad that it would require a book on this particular phase of the Single Tax question to thoroughly present the many unjust and illogical features in the application of the System.

Do YOU want these people to escape just taxation?

In connection with this phase of the question I must not fail to call your attention to the fact that Mr. Fels, the man who has spent his millions to promote this system, has made his money from the manufacture of soap. He has not made it from the increased value of land. Please bear in mind that Mr. Fels has made

Millions made
in soap business

a good many millions of dollars out of a manufacturing plant—an industry that under Single Tax would pay no revenue to the government. I would not accuse Mr. Fels of promoting this system for the express purpose of exempting his manufacturing plant from taxation, because he is spending more money than he would gain thereby. It is a good illustration, however, to show you that there may be, and no doubt are, many thousand different lines of manufacture that are equally as profitable as the manufacture of soap. Under the application of Single Tax these profitable enterprises would pay no taxes. Land would have to bear all of the burden.

Would not accuse
Mr. Fels

Who pays the
final bill?

Costs attach to
articles

THE CONSUMER PAYS THE BILL.

The Single Taxers appeal to the working classes and those who are unfortunate, and say to them: “You create these many million dollars’ worth of value in land; why not take it? Why give it to another?” Such a statement upon first thought appeals to the individual. Who pays the bills now? Who pays the tax that is collected on the various commodities? The consumer does. It cannot be otherwise.

When an article is manufactured the cost of the raw material is first taken into consideration, then the cost of the transportation of the raw material to the place of manufacture, then the cost of manufacturing, rent, interest, insurance, labor, deterioration of plant and all of the incidental expenses are figured and become a part of the expenses that attach to the manufactured article; then a certain profit is added to the price of the article; then cartage to the railway or transportation line is added; then follows the freight and the cartage at its destination, together with the wholesalers’ expenses and their charges; then the expenses follow to the retailer, with his profits and expenses added; finally to the consumer. He pays the final total charge that has attached to the article so purchased.

The individual who hires an attorney pays the

office rent, pays all of his office expenses. Those unfortunate enough to require the services of a physician, pay the expenses. And so you might single out each item which goes to make up the volume of business of the country, and the burden finally falls upon the consumer. Now these consumers are producers as well. We must ever keep this in mind. I consume the products of another one's labor; he consumes the products of my labor. This is the result of the division of labor, the result of commerce which follows the division of labor. Under the application of Single Tax we will have the same process. The consumer must and will pay the final bill.

Under either system the consumer and the producer pay the bill. Now, what difference would there be in the cost of the manufactured article, whether the owner of the plant in which a certain article was manufactured paid \$2000 taxes, \$1000 of which was on the ground so occupied and \$1000 on the building, machinery and contents. The same \$2000 in either event would attach to the total amount of goods manufactured and sold from that plant during that year. So the consumer who purchased these articles would neither profit nor lose in this transaction. The cost of transportation would be no more or less on account of the application of Single Tax as far as taxes were concerned and the relative portion of expense attached to the article the consumer purchases.

Let us follow these manufactured articles still further. They reach the wholesale house. In 1911 this particular wholesale house paid \$3000 total taxes on goods, building and ground. This year, 1912, under the application of Single Tax the taxes will be relatively the same amount, but on the ground only. There is still no difference in the price of the article and the expenses that attach to it. He may follow these articles on until they reach the consumer, and they are practically the same as un-

There is no escape; the expense follows the article

Consumer also a producer

Producer also a consumer

Change in form only

How it worked in 1911

In 1912 the same

No difference to consumer

All the same—ground or labor

Who has been helped? Nobody

Who has been injured? Everybody

Land as a reserve fund

der the old system. That being true, there has been no relief to the consumer whatever. The advocates of Single Tax howl and rant and clamor about taxing industry—taxing the products of labor. Isn't it clear to the reader that the product of labor has been taxed just as much under the Single Tax System as under the old system? It makes no difference whether you tax the article itself or whether you tax to a greater extent the ground that the man, machinery or manufacturing plant must occupy while he is manufacturing the article.

Now the application of Single Tax has done the consumer no good, and it has done the farmer no good. It has not helped the manufacturer; it has not helped the producer. Then what has it done? It has lowered the price of farm lands, village and city lots throughout the land. It has created unrest, destroyed confidence and paralyzed industry.

Whenever land values decline, all lines of industry and trade decline with it. According to the Government report, there are in the United States land values to the extent of \$65,000,000,000. Land values have always been recognized as the most staple of all values, therefore have become the basis of a volume of business perhaps three times greater than its value. Land acts as a reserve on which credit money is issued. It occupies the same place in commerce as the gold bullion in the bank on which the gold certificates are issued. As a matter of fact, land values are and should be more reliable than gold reserves, because land cannot be destroyed. Under the process of Single Tax the \$65,000,000,000 of land values would finally vanish, and with it the great volume of business which has been transacted on securities. As land values would decline mortgages would be foreclosed unless payment was made when due. New mortgages could not be secured. Why should an in-

Security all gone individual be willing to loan money upon land when there was a system in operation that had for its final purpose the confiscation of land values by the process of all the potential rent being taken by the government?

I am aware that the Single Tax theorists will claim that they do not intend to carry their system thus far; that it will take many years to reach the final goal. I reply that in my judgment that makes the system so much the worse. It would be much better, if we are to finally reach that point where land values are to be abolished, to reach it at once and adjust the affairs of the government and the people to the new conditions, rather than to start in on an era of declining land values and declining industries which would necessarily follow. It would be a poor excuse for a criminal to say that he had administered a dose of poison, but that it would take a long time to kill the individual. The crime would be just as great as though the dose administered would produce death at once. The crime would be just as great in the eyes of the law, and so I believe that the crime of introducing a system which will destroy land values gradually, but certainly, is just as immoral and unjust as though it produced the same result in a shorter space of time.

A poor excuse

Result to be the same



SINGLE TAX FAVORS THE SPECULATOR

CHAPTER VII.

THE SINGLE TAXERS CRY "LAND MONOPOLY."

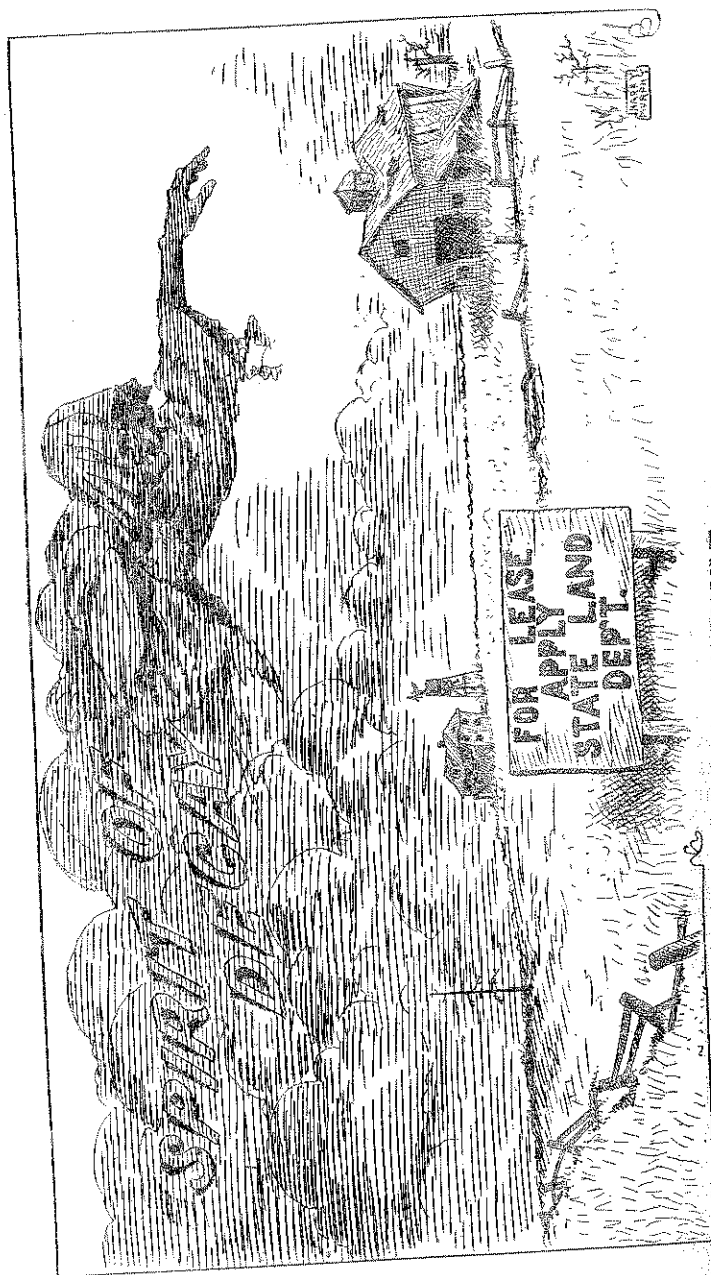
Within the past ten years, according to the statement of Mr. Fels which appeared in the March number of "World's Work Magazine," he purchased in Essex, England, 50 miles from London, 700 acres of a farm at \$50 an acre. He purchased another farm within 24 miles from London for \$35 an acre. I cannot imagine that there is very much of a land monopoly even in England, in which of all countries there would tend to be a monopoly of land, if in any, when land is to be purchased at \$35 an acre. In fact, Mr. George cites England in "Progress and Poverty" as a country owned and controlled by landlords and great landed estates. I imagine that the farmers of Oregon would ask more for their land than \$35 an acre, especially within 24 miles of Portland, or Salem, Eugene or many other cities of Oregon.

As a matter of fact there is no land monopoly anywhere in the world, unless it is in such countries where the land is owned by the state, which our Single Tax friends would have us do in Oregon. In order for there to be a land monopoly which will work an injury to the citizens generally the conditions must be such that the products of the soil are unreasonably high; that the consumer must pay too much in proportion to other things and commodities for the products of the soil and the privilege of occupying certain portions of the soil. In other words, when the operation and the tilling of the land bring no greater reward or compensation for the labor thus expended in producing, cultivating and harvesting the products of the soil than other industries and lines of human energy, there can be no land monopoly where there are no greater returns to the land owner or the land operator than

other lines of industry requiring the same amount of effort and energy.

This same line of reasoning justified by the facts may be continued through all lines of industry in the United States. The production of cotton, the production of the goods manufactured from cotton and many other lines have shown the same relative reduction in the cost of production and distribution. The Single Tax theorists point to the fact that a greater portion of the citizens of the United States are not land owners, therefore a land monopoly; that the majority are tenants, and the minority the landlords. This is no argument against the system of private ownership of land. Many of our wealthiest people have no land. It is not because they cannot get it. It is because they don't want it. There are other lines more profitable to them.

The Jews as a class are the shrewdest business men we have. As a rule they are tenants and not land owners. They can get greater returns for the money invested in commercial pursuits than they can to have it invested in city lots, houses or farm lands. Like Mr. Fels, they can make more out of the soap business than they can in the land. This cry of land monopoly; this cry that the poor people are being strangled to death by the land-grabber and the landlord is not justified by the facts when the question is thoroughly analyzed and the true cause of poverty is discovered. It will not be found in the private ownership of land, but from causes very largely inherent in the human race, and which will ever be with society and be a source of pain and discomfort.



THE RESULT

CHAPTER VIII.

HOW SINGLE TAX WOULD BAR PUBLIC IMPROVEMENTS.

Under the stimulating influence of our present system individuals privately or collectively, for the sake of profit and gain, undertake great enterprises—great development schemes. As an illustration take the improvement that is now going on in Portland by Lewis & Wiley. This concern purchased a slough or low piece of ground covered with water near the old exposition site. They also purchased a portion of the hill lying west of Portland. They have spent large sums of money in sluicing the dirt from this hill to the valley below, filling up this low ground thus reclaiming a large tract of waste land, at the same time reclaiming a large portion of the hill, making it a very beautiful and attractive residence district. The private fortunes of these individuals are risked in this enterprise. They had but one object—that was that the land would increase in value and that all of this increase would belong to them. They would not only get paid for the amount of labor and money thus expended and for the interest on the money and the risk so taken, but they would get even more. They expected at least a handsome profit for their enterprise, and no doubt they will get it, unless perchance Multnomah County should adopt Single Tax. In that event they would be cheated of the reward that is justly due them for the enterprise thus displayed. I hold that it is perfectly right and just that these men should receive the full benefit of the increase in the value of the land thus reclaimed. Under the application of Single Tax the work never would have commenced. There would have been no incentive for such improvements, and certainly it would be a very hard matter if the land belonged to the state to per-

Improvements in Portland example

No inducements for reclamation

Investments made for gain

Have a just claim for the increment

suade the State Legislature to embark on such an undertaking. Consequently the development of this particular tract of ground would not be accomplished under the Single Tax system.

To carry this illustration further to make it applicable to any such an enterprise, let us suppose that a large portion of the City of Portland (or any other city in the State of Oregon) required certain streets to be regraded and great cuts and fills to be made; that certain hills or high elevations were in the way of the progress of the city; that the grades on account of these high elevations were too great to permit of traffic and that the regrading of these hills was absolutely necessary for the further development and growth of the city. Under the present system of improvements in cities and towns, districts are formed for the purpose of regulating the cost of such improvements. Now, suppose we get together all of the property owners in the district which comprises that section of the city where these cuts and fills and high elevations are to be removed and the district made accessible for city traffic and business, and we shall say to these lot owners: "For the regrading of these streets and the tearing down of the hills, the filling up of the lowlands, the entire cost to this district will be \$30,000,000. This entire section has been formed into a district—a regraded district. All of the lots in this district will have to bear their proportionate share of this expense. Now, you lot owners will have this bill to pay, each lot paying in proportion to its location. When this improvement is made, however, great advantages will accrue to this locality, and your lots will improve greatly in value. Are you willing to spend your accumulated wealth in a further outlay for these improvements?" The question is discussed by a number of the leading property owners, and finally they come to the conclusion that it will be a profitable move, and upon motion the lot owners agree unanimously that they will undertake the work, the consideration

Single Tax
would bar im-
provements

Improvements
necessary

Impediments
removed

Regrade dis-
tricts

Improvements
create values

Entitled to
more than in-
terest

being that the unearned increment, as the Single Taxer calls it, will compensate them for the money thus expended, the risk thus taken and the interest on the money. They are satisfied to proceed.

Dr. Eggleston, W. S. U'Ren and Mr. Cridge ask permission to address the meeting. They say to these lot owners: "In the year 1912 at the November election we are going to pass a Single Tax measure that all of the taxes in Multnomah County (or whatever county this might happen to be) will be raised from land values only, and that it is the intention and purpose, it is the object of their peculiar system, to take the full rental value of the lands in the course of a number of years; that the selling value of their land will of necessity disappear under such a system, inasmuch as the increment will be absorbed by the rental so taken; that the increment that they have enjoyed under the old system will, under the new, cease to exist." And they further say to these lot owners: "Now, if under the circumstances which we have just described to you, you desire to proceed with your improvement, go ahead, but remember, the increase in the value of the lots, and the present value of the lots will disappear under the application of our system—Single Tax."

Single Taxers
throw cold
water

No improve-
ments under
new system

At the conclusion of the remarks of the three gentlemen just mentioned, after a few prominent lot owners had expressed themselves, it was decided by an unanimous vote that the undertaking would not be started; that under such conditions they did not want to spend any more of their money, but would rather sell, if such a thing was possible, what little interest there might be in the land.

Such a conclusion would be perfectly natural and logical.

This illustration should be sufficient for the reader to multiply its application in all lines of improvements, in all lines of progress where the individual

Improvements
not undertaken

Such a system
would destroy,
not construct

has been enjoying a return for his money. You should be able to see at a glance that such a system is destructive of the very principles that have caused our nation and country to grow beyond that of any other. Under our laws we have offered all the encouragement possible to individual enterprise, thrift

Not attractive
for investors

and energy. Under the operation of Single Tax, as stated in previous chapters, land values will decline, and as land values decline, investors pass by communities and localities where land values are declining, and seek a place for investment where there is a chance

Mortgages fore-
closed

for profit. As before stated, mortgages would be at once foreclosed, renewals would be refused, loans on land for improvements would be entirely out of the question. When land values begin to decline, confidence is shaken, money is withdrawn, and as money is with-

Less work, less
pay

drawn, industry ceases, labor becomes in less demand, therefore the price of labor declines as the greater number of laborers apply for the limited number of positions; the price of commodities declines and the price of everything declines with it. Under such a process

Industrial de-
pression

commercial conditions would become almost unbearable. It would be a calamity for Oregon or the State of Washington or any other state in the Union, and a national calamity for the entire United States to adopt Single Tax.

CHAPTER IX.

VANCOUVER, B. C., HAS NOT SINGLE TAX.

Inasmuch as the Single Tax advocates point to the British Columbia cities as having Single Tax, I feel that it is necessary to give some facts regarding Victoria and Vancouver, B. C., relative to their system of taxation. The writer visited Vancouver in the month of January, 1912, for the express purpose of investigating their fiscal system. I found that the

Just now a
building boom
is on

citizens of Vancouver were not at all familiar with the theory of Single Tax. When asked their idea of its application in Vancouver, they knew but little about it. They said they knew the buildings were not taxed and that they were having prosperity; that property, land, was increasing rapidly; that rents were very exorbitant, and the prices of commodities were extremely high.

Upon further investigation I learned that about 16 years ago Vancouver, by a mere act of the City Council, which they have the authority to do, eliminated 25 per cent of buildings from taxation. In

Buildings ex-
empted

1906 they made it 50 per cent, and in 1909, 75 per cent. In 1910 all of the buildings and improvements, together with personal property, were exempted from taxation in the City of Vancouver. Please bear in mind that this is for city purposes only, and that there were two distinct sets of machinery for collecting taxes in Vancouver and other British Columbia cities. If you should say to a citizen of Vancouver, "Your prosper-

Prosperity due
to great re-
sources

ity is due to the system you have of collecting your taxes," he would be highly insulted. They claim their prosperity is due to their exceptional resources. In part this is true. British Columbia has vast resources, large areas of yet undeveloped land, vast stretches of timber, some of which is the best in the world; great fishing industries and mineral wealth. Central Canada is a vast agricultural empire only partially developed, and in the past few years there has been

an enormous emigration not only into Central Canada, but into British Columbia. because of the great opportunities for free land—a homestead, if you please, with a perfectly clear title such as was given to the homesteaders in the United States. It is to be their land—they are not to be tenants, as Single Tax advocates would have them be.

A homestead title in fee simple

Are not Single Taxers

Vast sums of R. R. Money

Just awakening

Limited Single Tax

The people of Canada are not Single Taxers by any means. They would not consider for a moment the repudiation of their contracts. They believe in private property in land. In addition to the other great resources of British Columbia which account materially for their commercial activity at this time and the advance in growth of their cities, the Grand Trunk Pacific, Canadian Pacific and Canadian Northern Railways have spent in the past three years over fifty millions of dollars in Western Canada, and contemplate spending another fifty millions by the end of 1913. With this vast amount of money that has been spent in the past few years, and anticipating the additional expenditure of fifty millions, all of Western Canada has been stimulated to a very high degree. It must also be remembered that Canada, especially British Columbia and the western provinces, have not been developing while other western states of the United States have been. While Seattle and Portland have been making great strides in building and population, British Columbia cities have stood still. It is now their turn, and in spite of this Single Tax fallacy they are active.

Vancouver's high valuation

There is one more feature, however, in connection with the growth of Vancouver that must not be passed by without notice, for it is one of the great factors in its exceptional activity. Vancouver has a population of practically 100,000. The assessed valuation for 1912 is estimated by Mr. Baldwin, Controller of the City of Vancouver, at \$192,000,000. This is a per capita valuation of \$1920. They have a bonded indebtedness exclusive of local improvements of \$21,000,000,

or \$210 for each man, woman and child in the city. I was informed by men well posted that Vancouver has seven people for each lot in the city. This would make a bonded indebtedness of something over \$1400 for each lot in the City of Vancouver. The Provincial Government allows cities of the first class to bond for 20 per cent of their assessed valuation. Vancouver, being a city of the first class, has this privilege. They have borrowed their 20 per cent up to the limit. It must also be remembered that Vancouver assesses practically the full value of the real estate in the city.

Allowed by law to borrow 20 per cent

Up to the limit

\$20,000,000

Vancouver vs. Portland

In the past five years they have, perhaps, in addition to other sums as above mentioned, spent \$20,000,000 in improvements paid for by this bonded money. Or in other words, they have borrowed on 40-year bonds at 4 per cent this vast sum of money for a city of 100,000 people. Suppose that Portland should follow Vancouver's footsteps in her fiscal system, namely, to go in debt as much as her values would justify and the law allows, as Vancouver has done.

Portland has a population of 230,000. Suppose that her assessed valuation would follow the same proportion as that of Vancouver, namely, \$1920 per capita, which so far as I can see, she would have a perfect right to do, they would have a total valuation of \$499,000,000. The State of Oregon allows cities of the first class to borrow 7 per cent on their valuation for general bonded indebtedness. This would allow an indebtedness to Portland of \$34,900,000. But suppose the State of Oregon allowed cities of the first class to borrow 20 per cent, which is the case in Vancouver, and suppose Portland faithfully followed up her limit, as Vancouver has done, instead of having a general bonded indebtedness of \$14,000,000, your general bonded indebtedness would reach a grand total of \$99,800,000.

I am of the opinion that Portland, Salem or any other city on the Pacific Coast would far outstrip

Vancouver, B. C., if they would be so frightfully indifferent to the consequences of indebtedness as to go in debt to the extent of \$99,800,000, or on that proportion to population, and spend that money on city improvements, leaving the rising generation to pay the obligation. This excessive indebtedness of Vancouver and other Canadian cities, which is pointed out to us as a criterion of the application of Single Tax, would not be tolerated in American cities of any note, and it will be the ruination of those who have adopted such a reckless and indifferent course.

What a cry
would be made

You would not
allow it

TAX LAWS OF BRITISH COLUMBIA.

As a matter of fact, taxes are levied as follows in the province of British Columbia, quoting from page 6, chapter 53, "An act to assess, levy and collect taxes on property and income."

"Property subject to taxation: (1) All land, personal property and income of every person in the province, including the land and personal property within the province of non-residents in the province, shall be liable to taxation.

"(2) All mines and minerals shall be assessed and taxed.

"(3) Every person shall be assessed and taxed on real property, personal property and income, subject to the exemptions of this act" (which relates to cemeteries, etc.).

"The taxes on all incomes up to \$2000 is 1 per cent; from \$2000 to \$3000, 1¼ per cent; from \$3000 to \$4000, 1½ per cent, and from \$4000 to \$7000, 2 per cent; from \$7000 and over, 2½ per cent."

"Every bank doing business in this province shall be assessed and taxed in addition to the foregoing subsection \$1000 per annum, and \$125 for each additional branch."

"The owner of every salmon cannery, in addition to the tax on real property, personal property other than salmon and income, shall be taxed at the rate of two cents on each case

of salmon packed by him during the year ending the 31st day of December, and in addition to such tax a tax of 1 per cent on the total price for which salmon, other than canned salmon, has been sold by him during said year."

"In addition to their real estate and income tax, every insurance company, every life insurance company, every guarantee company, loan company and trust company, every telegraph, telephone and express company, every gas company and every water works company and street railway company is assessed and taxed upon its gross revenue from all sources derived, arising or accrued from business transacted in the province."

"If personal property tax is greater than the income tax then they collect from the personal property, and if the income tax is greater, the amount of tax on income shall be the only tax payable in respect of both income and personal property."

The Provincial Government of British Columbia pays a very large portion of Vancouver's school expenses, which comes from revenue derived from the various kinds of taxes other than that of land.

Do not allow Vancouver, B. C., to enter into your consideration as a city trying out Single Tax, for such is not the case; they are simply exempting, as a city, buildings and personal property, and even that far only by resolution of City Council; there is no such provision in the city charter.

Really no comparison

Test yet to come

In conclusion, a word to the wise is sufficient. Let Vancouver and other Canadian cities continue their experiments, until they have passed through a period of depression, which will surely follow, as has been the experience of Seattle, Portland, San Francisco—in fact, all cities and countries; then is the time to observe the effects. This much-boasted reform is not like Halley's comet—passing by, never to return. Moderation is the silver link in the pearly chain of virtue; therefore use moderation in all your acts.