

TABLE OF CONTENTS

	Page
CHAPTER ONE INTRODUCTION	1
CHAPTER TWO THE NATURE OF RIGHTS	16
1. Importance of Rights	17
2. Dependence of Rights on Duties	18
3. Examination of the Meaning of <u>Jus</u>	22
4. <u>In personam</u> and <u>in rem</u> Rights	29
5. Hohfeld's Classification of Rights	31
6. Specifications for Rights	35
7. Necessity of Compatibility of Rights	38
CHAPTER THREE CRITERIA FOR JUSTICE	42
1. To each the same thing	44
2. To each according to his merit or achievement	47
3. To each according to his work or contribution	49
4. To each according to his need or requirements	54
5. To each according to his status or position	59
6. To each according to his contracts or agreements	61
7. Conclusions regarding necessary principles of distributive justice and property rights in Land	65

	Page
CHAPTER FOUR THE LIBERAL CONCEPTION OF OWNERSHIP	68
1. The Right to Possess	70
2. The Right to Use	71
3. The Right to Manage	72
4. The Right to Income	73
5. The Right to Capital	76
6. The Right to Security	77
7. The Incident of Transmissibility	79
8. The Incident of Absence of Term	80
9. The Liability to Execution	82
10. The Incident of Residuarity	84
CHAPTER FIVE THE SPECIAL IMPORTANCE OF LAND	87
1. Past and Present Ownership of Land	89
2. Total Enclosure of American Land	92
3. Primacy of Land for Human Activity	97
4. Unique Status of Land as Property	99
5. Land and Production	102
6. Economic Rent of Land	105
7. Need to Give Access to Land	111
CHAPTER SIX TRADITIONAL ARGUMENTS FOR PROPERTY IN LAND	114
1. The Argument from First Occupancy	116
2. The Argument from the Labor Theory of Property Acquisition	130

	Page
3. The Argument from Social and Economic Utility	143
4. The Argument from Political Liberty	148
5. The Argument from Personality or Moral Development	152
CHAPTER SEVEN SITE VALUE TAXATION	159
1. Adam Smith's Maxims Concerning Taxation	161
2. Definition of 'Market Value' and Determination of 'Economic Rent'	162
3. Conception of 'Highest and Best Use'	165
4. Role of the Speculator in Land	168
5. Distinction of 'Site Value Tax' from 'General Property Tax'	169
6. Importance and Justice of Collection of Economic Rent	176
CHAPTER EIGHT PROPERTY AND THE ENVIRONMENT	181
1. Misuse of Natural Resources	182
2. Entrenched Attitudes Toward Property Rights	186
3. Competing Conceptions of Economic Efficiency	189
4. Man's Responsibility to Future Generations	192
5. The Problem of Social Cost	196
CHAPTER NINE CONCLUSION	203
BIBLIOGRAPHY	217