

Outhwaite has said, is "to collect the King's rent and abolish the King's taxes." The introduction and development of a National Land-Rent should be accompanied by the progressive abolition of the taxes that now press on the making of improvements and on other processes and products of industry. These two reforms are bound up together. The requirements of a National Land-Rent would make the natural opportunities of the country available for use on fair terms, whilst the untaxing of industry would promote their development.

"The name 'National Land-Rent' explains itself so simply that a child can understand it. The name 'Taxation of Land Values,' on the other hand, needs to be explained; it is used by different politicians to mean different things; and it is generally associated with Land-Value Taxes of 1909-10—the Increment Value Duty, the Reversion Duty, and the others—which were sham substitutes for the real reform. If we propose to secure the common right to the land by making those who hold it pay rent for it to the community, we ought to say so in the plainest possible way. Whatever may have been the grounds for using the name 'Taxation of Land Values' in the last century, both principle and expediency point to the use of the more accurate name now."

This valuable little pamphlet should have a wide circulation in Great Britain, and it will be of interest as well to American readers. It is published by C. W. Daniel Company, Graham House, Tudor Street, London, at sixpence net.

J. D. M.

#### LAND RENT AS A FUNCTION OF POPULATION GROWTH.

This is a reprint from the *Journal of Political Economy*. It is an article by Prof. Harry Gunnison Brown, and like all his contributions to economic discussion is a thoughtful consideration of the subject. His method is to state as strongly as it can be stated the objections of our opponents, and then proceed to demolish them each in turn. There is a deftness and cleverness in the process that makes it easy and agreeable reading. Besides, unlike so much of the discussion that appears in the economic quarterlies, there is no difficulty in understanding what he means. By easy and simple gradations that are conservatively stated the reader is led finally to a full accord with the principle for which he is contending. He charms and convinces at the same time. There is no more useful friend of the movement at this juncture than Prof. Harry Gunnison Brown.

J. D. M.

#### LAND VALUES AND FARM MARKETS

This pamphlet is an address delivered before the meeting of the National Marketing Officials at Chicago, in December, 1925, by Hon. Edward Nordman, Commissioner of Markets for the state of Wisconsin.

Mr. Nordman points out that the problem instead of being one of over-production is really one of under consumption. He shows that if the city workers could increase their effective demand the farmers could raise less of the staple crops and more of the diversified and expensive products, such as fruits and poultry, etc. He states that the real heart of the farm problem is excessive cost of production and low prices for produce.

In conclusion he suggests that the farmer's market should be improved by "improving general conditions, first, by removing taxes from the products and processes of labor so that the farmer may purchase these products more cheaply; second, by removing taxes from farm products and from the farmer's capital used in production, thus reducing his overhead expense, and enabling him to sell at fair prices, and in larger quantity and at greater profit, to the workers; and third, by letting the taxes so removed fall upon land values, thus absorbing for the community a larger part of the billions of dollars of unearned income now going into private pockets, especially in the larger cities, at the expense of both farmers and workers. This will destroy the

incentive to monopolize natural resources, which, in its turn, will tend to equalize opportunity, increase the purchasing power of the masses and improve the markets for the products of farm and factory."

J. D. M.

## CORRESPONDENCE

### ORIGIN OF THE WORD REALTOR

EDITOR LAND AND FREEDOM:

I see some one is trying to spoof your readers on the word "realtor." This word, I feel certain, comes from the Spanish "real," meaning grand, magnificent, pertaining to the king, and toro, bull, which easily becomes a most magnificent buller. Obviously "bull" cannot be genuine.

San Francisco, Cal.

CARLOS P. GRIFFIN.

### J. R. HERMANN WILL CHIP IN.

EDITOR LAND AND FREEDOM:

Ed. Boeck is a man after my own heart. I am poorer than Friend Boeck, but I will pledge \$25 and he may have the choice of any state he chooses to start a campaign for an initiative Single Tax measure. My pledge is conditioned upon his securing a sufficient number of pledges to put the measure on the ballot in any state in the Union.

Portland, Oregon.

J. R. HERMANN.

### A WELCOME COMMENDATION

EDITOR LAND AND FREEDOM:

I wish to congratulate you on the latest issue of LAND AND FREEDOM, which I think is one of the best. The Danish articles are particularly timely.

New York City.

CHARLES O'CONNOR HENNESSY.

### LAND VALUE IN FAIRHOPE

EDITOR LAND AND FREEDOM:

The department "At the Sign of the Cat and Fiddle" in your March-April number, contains quite a little matter apropos of the effect of the land boom that is taking place around us here at Fairhope but entirely omits the most important factor.

I have lived in Fairhope twenty-seven years, practically all my adult life, am the daughter of one of its founders and feel that I have inside information.

I shall make no comment as to the advantages of beginning at the bottom and grading upward or beginning at the top and grading downward. The people understand perfectly that all the rent money is expended for the benefit of the community after the state, county and municipal taxes on our lands, and the improvements of our lessees and the small administrative cost have been paid, but we have at least ten times as many lessees who are not members of the Colony as we have those who are members, some of whom feel that if unimpeded they might fleece the balance of the lessees out of more than their share of the mutual benefit amounts to. There are also many residents of the community who are not even lessees, being tenants of our lessees or members of their families. We feel that we have done well to build the second town, in point of population, in the county by application of our land policy, especially as we have welcomed people of all shades of opinion to our community.

For some years I believe our rents did lag far behind the economic rent but for the past several years it has been raised rather sharply and in the past year we have had for local use, after applying the state county and municipal taxes on our land and on the improvements of our lessees, half as much as we had paid in state, county and municipal taxes on the improvements and personal property of our lessees. This for community use after the state, county and town had received their money. Perhaps we are not negligent after all.

The presence of the people causes the rental value of the land of the community to advance. In the past year our population was



increased approximately twelve per cent, which increase will be reflected in our next appraisal, but the result of the land boom hereabouts is an increase of about sixty-six per cent in the taxable valuation of our lands. This is on account of speculation, not increase of population in either town or surrounding country. This county is not being developed by new homes and new business to this extent but its lands are changing hands on a speculative basis. This increase in taxes will have to be met from our rents but the real rental value has not been enhanced one iota by the speculation which has caused this increase in tax valuation.

The circumstances affecting such a place as this are not all apparent to the casual visitor; indeed, it is necessary to live in a place, and to study it at that, in order to understand its problems.

At this time the land boom seems to be dead and we feel that the presence of our community has had considerable to do with this desirable result.

Fairhope, Ala.

ANNE BELLANGEE CALL.

## NEWS NOTES AND PERSONALS

CHARLES J. TULLY, City Controller of Ottawa, Ontario, Canada, is one of the most energetic workers for the cause in the Dominion. A few months since Mr. Tully caused the following proposition to be submitted to the voters of Ottawa: "Are you in favor of a reduction of assessments on business incomes and improvements on land at the rate of 10 per cent. per year for five years?" The vote stood :for, 8,583; against, 9,868. During the past year Mr. Tully has addressed ten municipal associations, about thirty service clubs and a number of High Schools, Colleges and Universities. He has also distributed a large amount of literature.

OUR Single Tax contemporary, *Progress*, of Melbourne, Australia, gives a good notice of the admirable pamphlet written and published by Edmund J. Burke, of Boston, noticed recently in these columns, the title of which is "Armageddon, the Irrepressible Conflict between the People and Privilege."

THE San Diego, California, Single Tax Society held its annual basket ball dinner on June 27 and listened to an address by Mr. Fred. A. Wilkie, a well known engineer of the city and a Single Taxer, on Industrial Democracy.

MR. A. C. CAMPBELL, of Ottawa, Canada, writes: "I feel under a debt of gratitude to you and to all the other devoted persons who, under discouragement and difficulty, keep on cultivating the field of public opinion and sowing the seed of real liberty."

JOSEPH H. FINK, who is secretary of the Housing Committee of the Brooklyn Bureau of Charities, has a two column article in the *Brooklyn Standard Union* in which he writes of housing conditions in that city, which are really worse than those prevailing in Manhattan.

A. G. BEECHER, of Warren, Pa., enclosing his subscription to LAND AND FREEDOM, writes: "It is a big dollar's worth you are giving."

A SHORT letter from August Willeges, of Sioux City, Iowa, is printed in the *New Republic* with the heading "The Gentle Single Taxer." The *New Republic* is nothing if not supercilious.

AMONG recent lecturers at the regular weekly luncheons of the Henry George Club of Pittsburgh, Pa., were Paul de Moll, Assistant City Solicitor of Philadelphia; Dr. William J. Van Essen, a prominent figure in the socialist movement; Harry H. Willock and James H. Gray.

GEORGE TOMFOHR, of Milk River, Alberta, Canada, must be numbered among those who have named their sons after the prophet. Henry George Tomfohr is now 26 months old.

MR. AND MRS. JULIAN SALE have recently returned to Toronto from Los Angeles, where they have been on an extended visit to their nine grandchildren. Mr. Sale for nearly half a century has been an active worker for the cause of economic justice.

HON. WILLIAM S. RANN, whom many of our friends will recall as the author of that excellent pamphlet "The Farmers of Our Revenue," and who is a frequent contributor to the newspapers, has retired from public office and is now engaged in the practice of law under the firm name of Rann, Vaughan and Sturtevant, Library Building, Buffalo. Mr. Rann served as reported on the *Buffalo Courier* in 1890 and as City Editor, 1891-5. In 1896 he became editor of the *News*, in 1897 editor *Buffalo Times*, and served as Corporation Counsel, 1914-24.

OLD TIME workers in the cause will recall the name of Chas. D. Blackhall of Buffalo, who did his part to educate by the publication of Single Tax cards. Mr. Blackhall is still active and just as optimistic as he was forty years ago.

ROBERT JACOBS, son of our friend, Louis P. Jacobs, of London, has just graduated from Balliol Colledge, Oxford, and will pay a visit to this country in September. He attended the Copenhagen Conference and is interested in our movement.

"IMMEDIATE restitution of all land and no bargaining with Land Lords," is the way our contemporary, the *Commonweal*, of London, voices its demands.

WALTER C. KEMPTON, of San Francisco, in renewing his subscription, writes, LAND AND FREEDOM is the one paper worth reading."

THE *Pennsylvania Commonwealth* published by the Pennsylvania State Committee of the Commonwealth Land Party, and edited by R. C. Macauley, is now widely circulated, owing to the efforts put forth by the editor to make its aims and purposes known. For copies and terms write to Mr. Macauley at 1247 North 13th Street, Philadelphia.

CHARLES P. SWAYZE, of Niagara Falls, Ontario, is a member of the Provincial Parliament and an active Single Taxer.

HENRY S. BAKER is another strong Single Taxer of the same province and has a number of relatives, all of whom are members of the faith.

WHEN motoring through New England our friends should not fail to make the acquaintance of Mr. Patrick H. Faber, who is manager of the Oaks Hotel, at Springfield, Mass. And those who hit Buffalo will not neglect to call upon John McF. Howie, of the Hotel Touraine. Both men are stanch friends of the cause and both of them managers of first class hotels.

JOHN M. CAMPBELL, president of the Howe-Campbell Nursery Company, of Rochester, N. Y., became a believer in our cause on reading the first number of the *Standard*, and his optimism in the ultimate triumph of our cause has never slackened. His activities are Single Tax, ball games and his nursery business—we had almost said in that order.

JAMES C. MOAKLER, Cashier of the Bank of Niagara, at Niagara Falls, N. Y., is doing good work for the cause of real democracy.

HON. JOHN D. LYNN, who is ex-Judge and ex-United States Marshall, as well as his two sons, appreciate to the full the significance the Jeffersonian doctrine of "Clear the way and let 'em alone."

FRANK G. ANDERSON, of Jamestown, N. Y., is one of our old Single Taxers who dates his conversion before the days of the *Standard* published by Henry George in New York in 1887. Ever since he has written articles and letters for the Swedish and American press in advocacy of our principles.