## **Table of Contents**

Preface		ix
1.	Some Reasons That Americans Do Not Listen to Henry George  Kenneth C. Wenzer	3
2.	A Modern Theory of Land-Value Taxation William Vickrey	13
3.	Simplification, Progression, and a Level Playing Field William Vickrey	17
4.	Henry George, Economies of Scale, and Land Taxation William Vickrey	24
5.	Propositions Relating to Site-Value Taxation William Vickrey	37
6.	Land Speculation and Land-Value Taxation  Harry Gunnison Brown	46
7.	Tax Reform to Release Land  Mason Gaffney	58
8.	Fundamental and Feasible Improvements of Property Taxation  C. Lowell Harriss	100
9.	Taxing Land Is Better than Neutral: Land Taxes, Land Speculation, and the Timing of Development  T. Nicolaus Tideman	109

10. Interest Originating from Invested Rent: Social or Private?  Robert V. Andelson	134
11. Henry George: A Celebration of Land and Labor Thomas R. West	142
12. The Rise of the British Land-Taxing Movement:  How It All Began  Roy Douglas	152
13. Comments on the Problem of Public Revenue  Damon J. Gross	166
14. The Ethics of Rent Fred E. Foldvary	184
15. Land-Value Taxation and Ecological-Tax Reform  Hanno T. Beck	205
16. Psychological Perspective on the Land-Value Tax  Herbert Barry III	224
17. Pennsylvania Farmers and the Split-Rate Tax  Alanna Hartzok	239
18. In Defense of the Two-Rate Property Tax  Vernon I. Saunders	269
19. Why Tax Land?  Godfrey R.A. Dunkley	277
20. The Single-Tax Fiscal System  Jerome F. Heavey	285
About the Contributors	
Index	299