

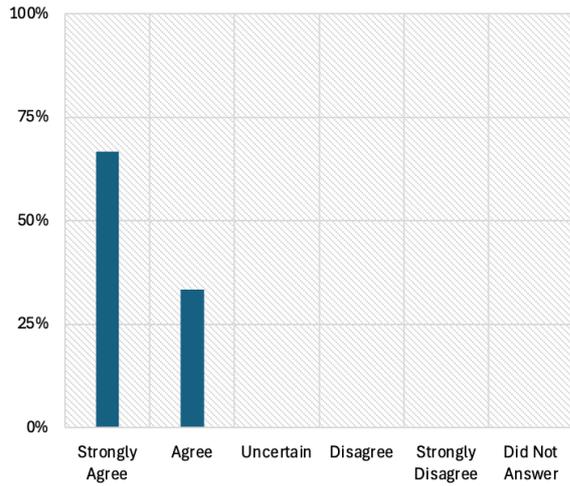
## Property Tax Reform

### Question 1:

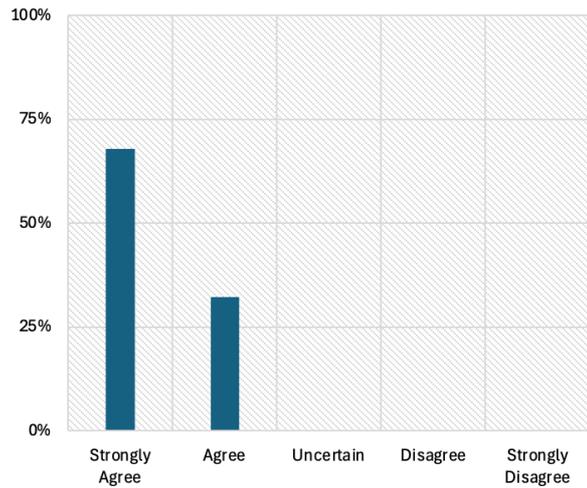
Please rate how much you agree that the following are the best ways to raise local revenue in the United States, assuming there are no restrictions on how they can be implemented:

#### a. Property taxes

Response

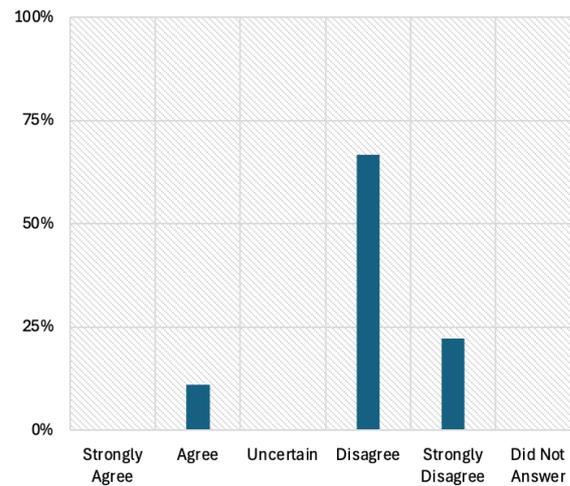


Weighted by each expert's confidence

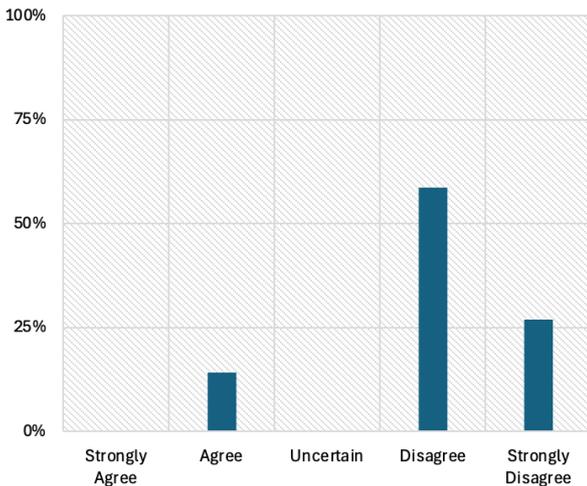


#### b. Income taxes

Response

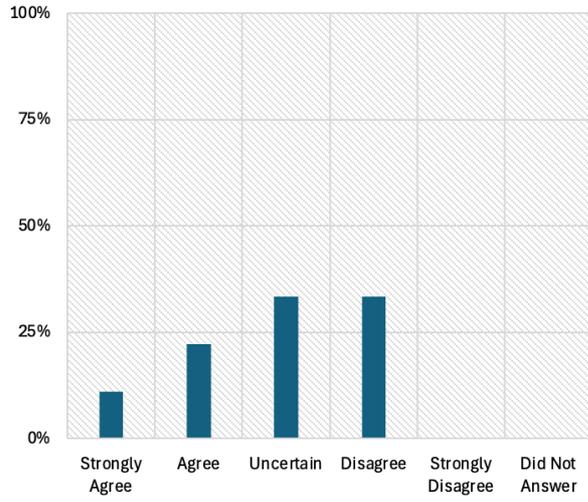


Weighted by each expert's confidence

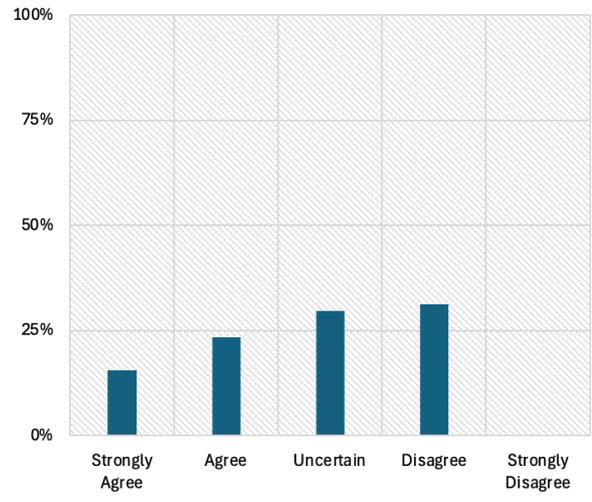


c. Sales taxes

Response

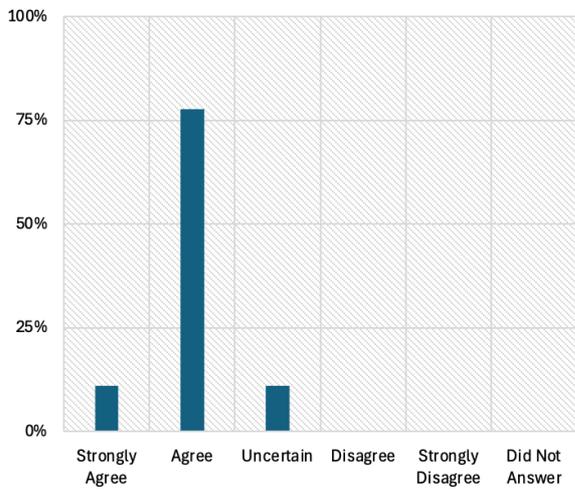


Weighted by each expert's confidence

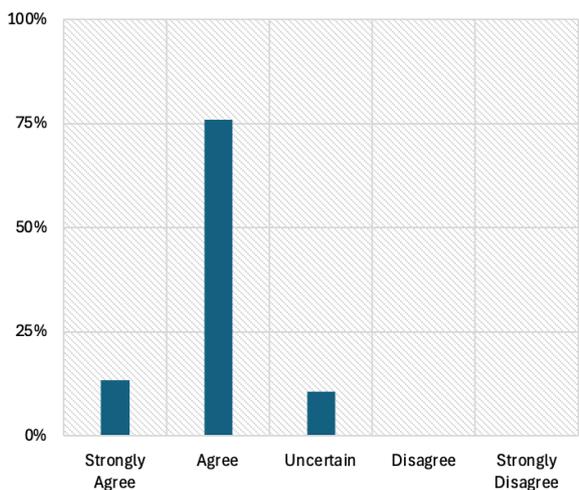


d. User charges

Response

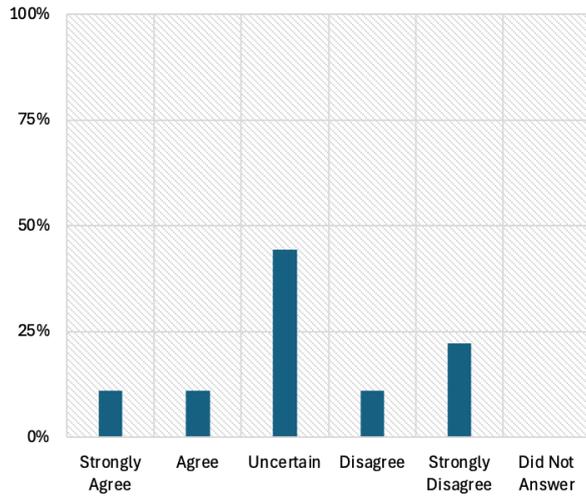


Weighted by each expert's confidence

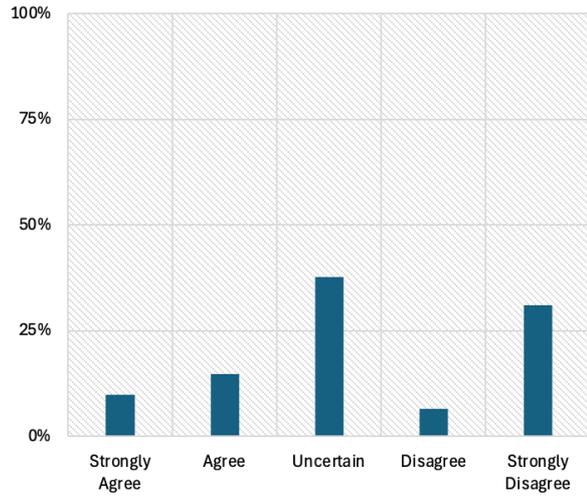


e. Fines

Response



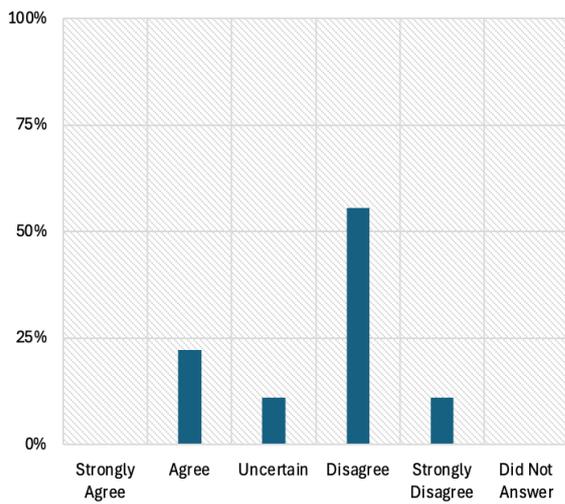
Weighted by each expert's confidence



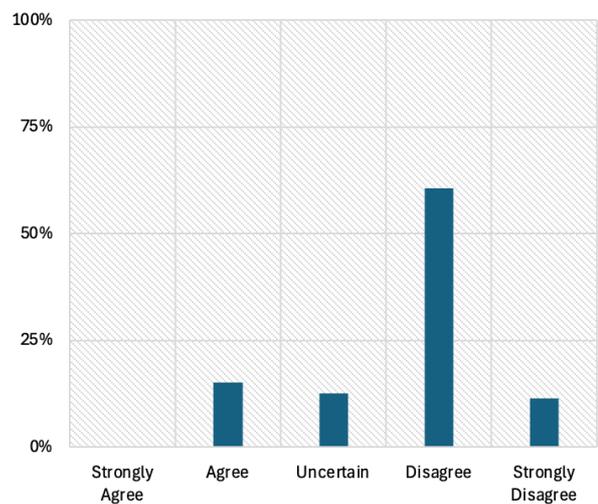
**Question 2:**

The property tax is a regressive tax

Response



Weighted by each expert's confidence

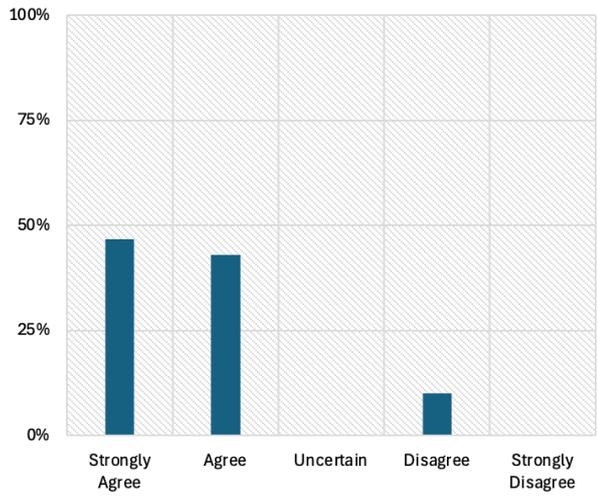
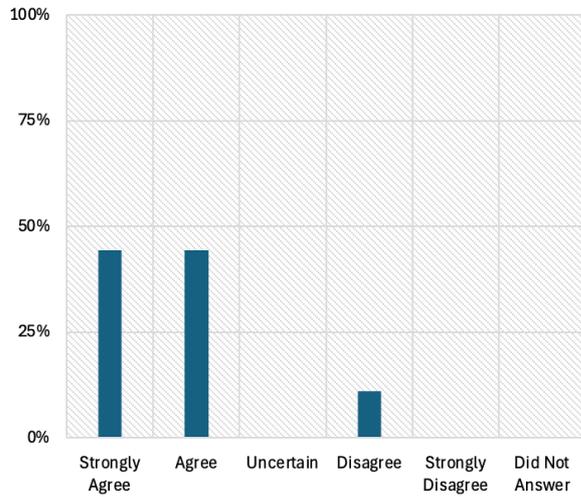


**Question 3:**

The property tax is a fair way of allocating the cost of local government

Response

Weighted by each expert's confidence

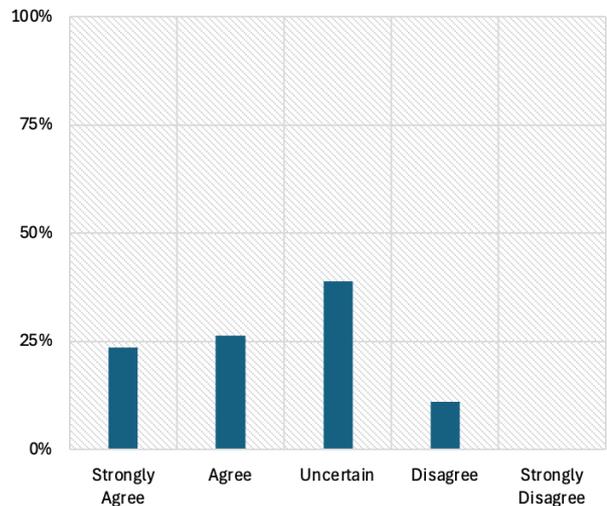
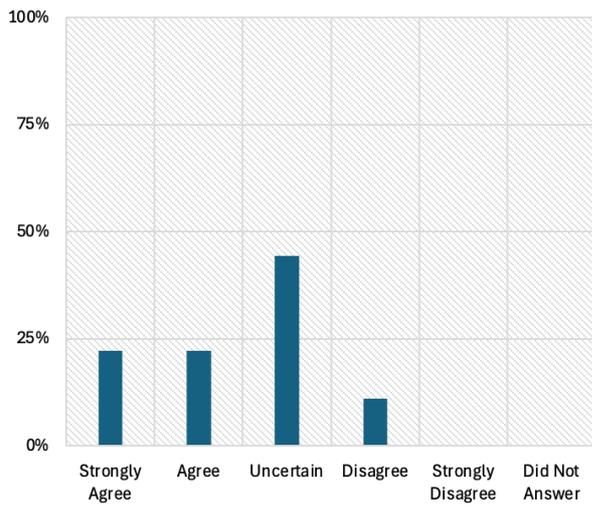


**Question 4:**

The property tax is a fair way of funding local services, like schooling, within states

Response

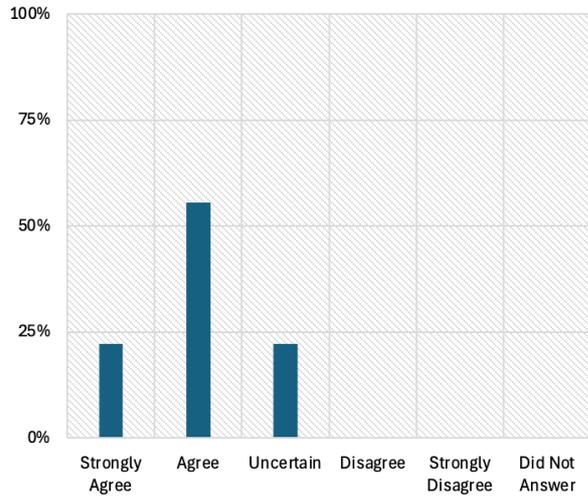
Weighted by each expert's confidence



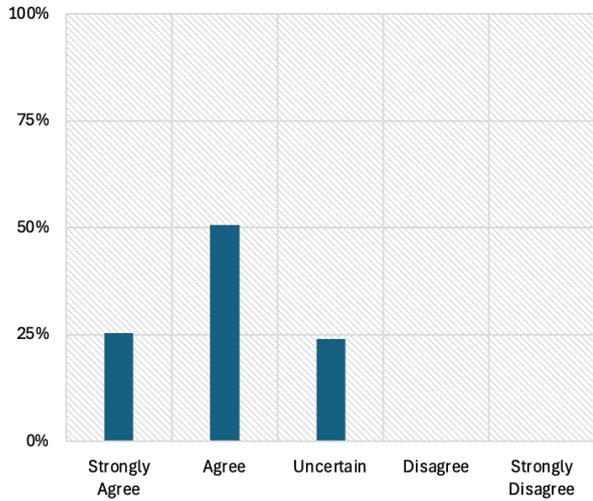
**Question 5:**

Most to all property tax increases are passed from landlords to renters in the form of higher rents

Response



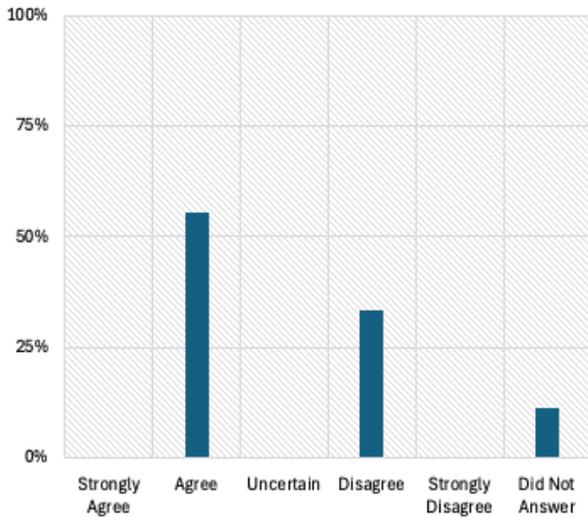
Weighted by each expert's confidence



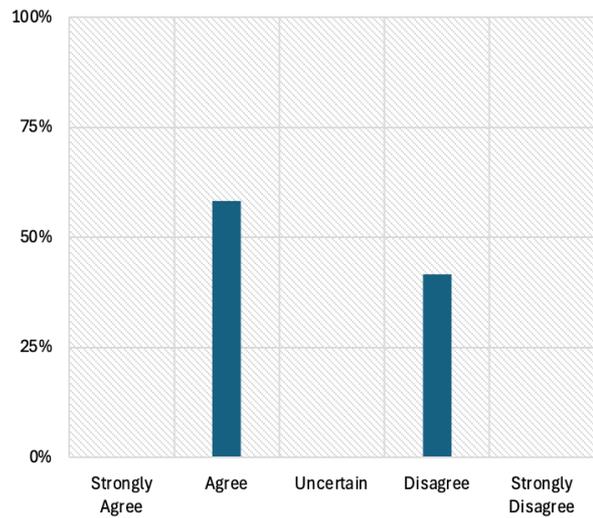
**Question 6:**

Property tax burdens on homeowners have grown too quickly in recent years

Response



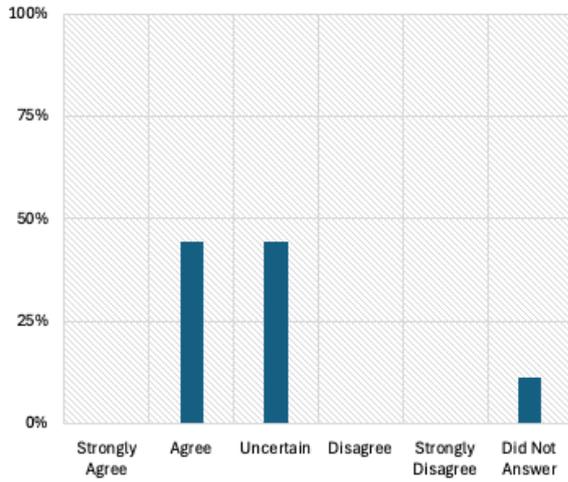
Weighted by each expert's confidence



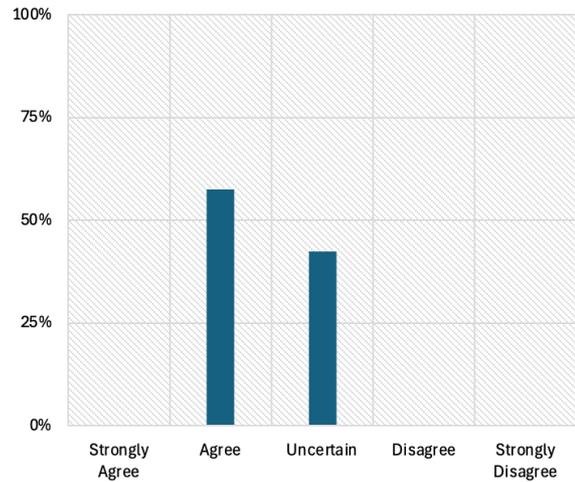
**Question 7:**

State-imposed restrictions on property tax bills (such as circuit breakers or homestead exemptions) make it challenging for local governments to raise enough revenue to fund public services

Response



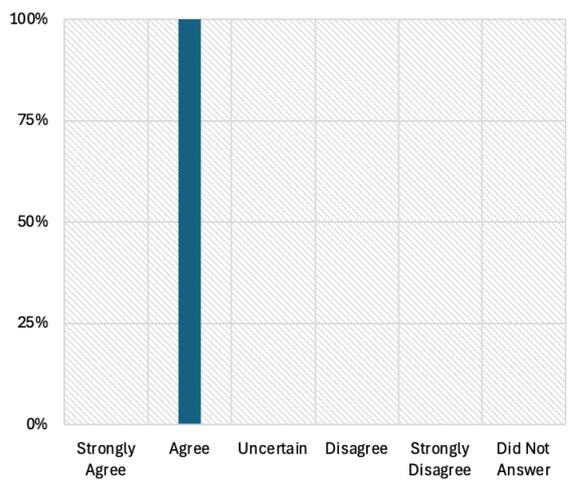
Weighted by each expert's confidence



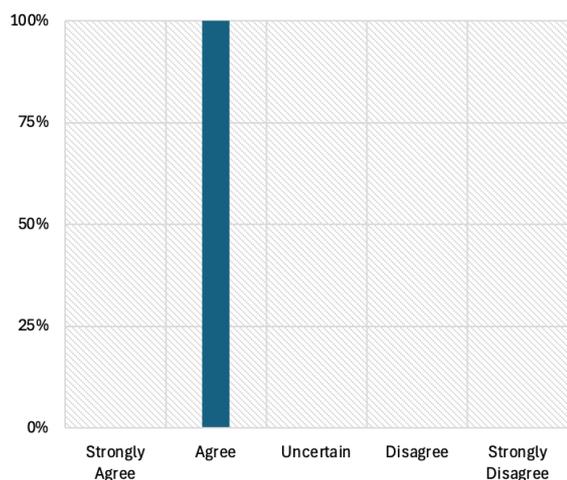
**Question 8:**

A state-imposed elimination of the property tax will impair local governments' ability to provide public services

Response



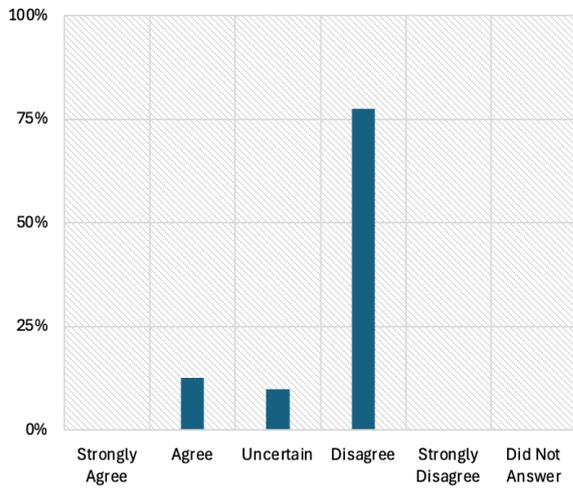
Weighted by each expert's confidence



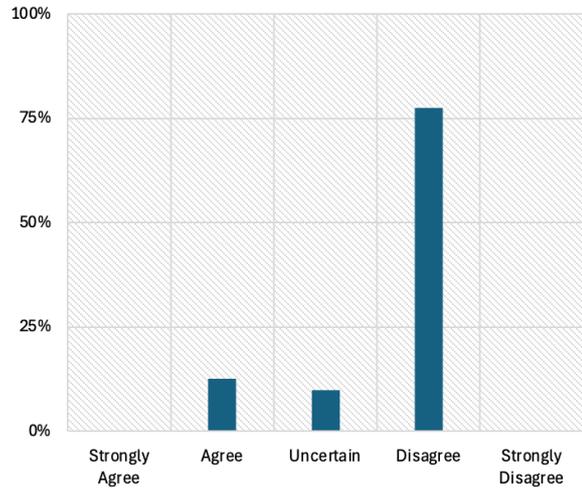
**Question 9:**

Local governments find it easier to increase spending through property taxes because they are less transparent than other sources of revenue

Response



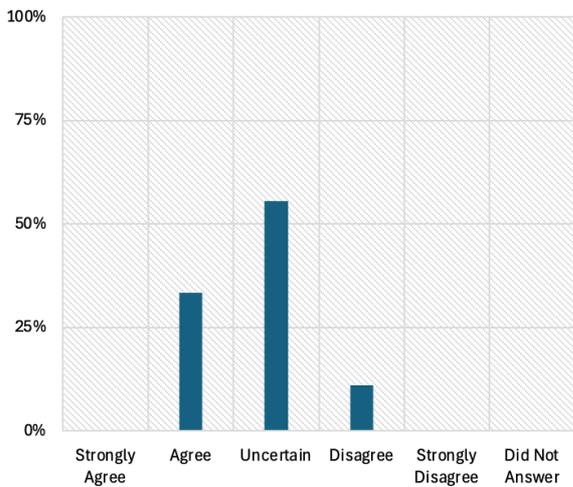
Weighted by each expert's confidence



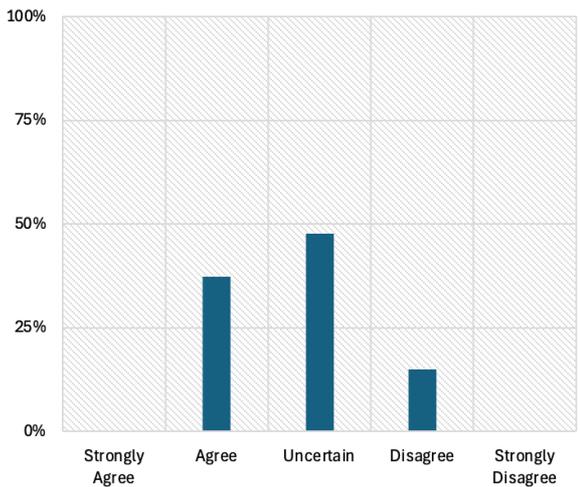
**Question 10:**

Eliminating property taxes on business personal property will increase economic growth

Response



Weighted by each expert's confidence



### Question 1 Participant Responses

Q1: Please rate how much you agree that the following are the best ways to raise local revenue in the United States, assuming there are no restrictions on how they can be implemented:

- a Property taxes
- b Income taxes
- c Sales taxes
- d User charges
- e Fines

Participant	Affiliation	Vote	Confidence
		 Agree	 8
		 Disagree	 8
	Univ of Kentucky	 Disagree	 6
<a href="#">William Hoyt</a>		 Agree	 8
		 Uncertain	 8

Participant	Affiliation	Vote	Confidence
		 Strongly Agree	 10
		 Disagree	 8
	UConn	 Uncertain	 8
<a href="#">Eric Brunner</a>		 Agree	 8
		 Uncertain	 6

Participant	Affiliation	Vote	Confidence
 <a href="#">Geoff Prophter</a>	UC Denver	Strongly Agree	10
		Strongly Disagree	10
		Uncertain	8
		Strongly Agree	10
		Strongly Agree	6

Comment

Local governments should be able to impose a rate on the real property tax base for local needs, but the base should be decided at the state level. There should be no property taxes on personal property. I'm not keen on fines being part of the local revenue portfolio because fines are too easily imposed discriminatorily. That being said, I also see the logic of keeping fines local when the illegal behavior is also local. I'd like to see local fines experimented with being centralized then redistributed to discourage discriminatory imposition.

Participant	Affiliation	Vote	Confidence
 <a href="#">Justin Ross</a>	IU	Strongly Agree	8
		Disagree	6
		Agree	7
		Agree	8
		Disagree	4

Comment

A large portion of the American population lives in select urban areas that can probably do well with taxes other than those on real property. However, most local governments cannot and should not rely on anything other than a classical real property tax system where the rate is the residual of levy over base. Some boutique places could have an income tax, more places than who experience a lot of pass through traffic should have some sales taxes. The principle at play is that local governments should largely prioritize efficiency and distributing costs to those who benefit from their services.

A small percentage of revenue from fines can make sense, but you have to solve perverse incentives that plague a lot of current practice.

Participant	Affiliation	Vote	Confidence
		 Strongly Agree	 9
		 Strongly Disagree	 7
 <a href="#">Michael Hayes</a>	Rutgers-Camden	 Disagree	 7
		 Agree	 9
		 Agree	 9

Comment

While no revenue collection method is flawless, the local property tax offers the most effective balance of tax equity, economic neutrality (minimizing market distortions), and administrative practicality (in terms of cost and implementation burden) when compared to alternatives like local income or sales taxes. If the policy objective is to align charges with individual usage of public services or goods, user fees present a fiscally neutral and targeted approach.

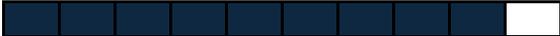
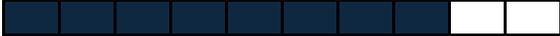
Participant	Affiliation	Vote	Confidence
 <u>David Merriman</u>	UIC	 Agree	 9
		 Disagree	 7
		 Disagree	 7
		 Uncertain	 8
		 Strongly Disagree	 10

Comment      The devil is in the details. We need to balance efficiency and equity. Property taxes can be great tool if redistribution is done at the state and federal level

Participant	Affiliation	Vote	Confidence
 <u>Yilin Hou</u>	Syracuse	 Agree	 10
		 Disagree	 1
		 Uncertain	 3
		 Agree	 8
		 Uncertain	 4

Participant	Affiliation	Vote	Confidence
 <a href="#">Whitney Afonso</a>	UNC	 Strongly Agree	 10
		 Disagree	 7
		 Strongly Agree	 10
		 Agree	 8
		 Uncertain	 5

Comment: Some of this depends on the types of user charges and fines we are talking about. The structure and administration are also important for each of these revenue options.

Participant	Affiliation	Vote	Confidence
 <a href="#">David Schwegman</a>	American Univ	 Strongly Agree	 10
		 Agree	 9
		 Agree	 8
		 Agree	 8
		 Strongly Disagree	 9

## Question 2 Participant Responses

Q2: The property tax is a regressive tax

Participant	Affiliation	Vote	Confidence
-------------	-------------	------	------------



Univ of  
Kentucky



[William Hoyt](#)

Comment

The regressivity of the tax is capitalized into property values. Thus the extent to which less valued properties are assessed at higher rates, their property values are reduced.

Participant	Affiliation	Vote	Confidence
-------------	-------------	------	------------



UConn

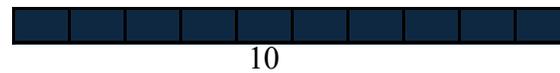


[Eric Brunner](#)

Participant	Affiliation	Vote	Confidence
-------------	-------------	------	------------



UC Denver



[Geoff  
Propheter](#)

Comment

Some caveats. It's worth noting progressivity degree can be referencing assessments or tax burdens and where the denominator is either market value or ability to pay. Assessment inequities, tax abatement and relief program uptake, appeals outcomes, and policy design can all make the real property tax more or less progressive. Minnesota has a graduated assessment classification system while DC has a graduated property tax rate system, both of which make the tax more progressive. Generally speaking, in the absence of systematic assessment errors and no tax abatements, the real property tax is progressive but can be made less progressive through administrative errors and policy---perhaps regressive depending on the scope and magnitude of the two.

Participant	Affiliation	Vote	Confidence
	IU	 Uncertain	 10
Comment		<p>I'm highly confident that I'm uncertain about this. Property value capitalization appears to be ubiquitous, robust, and approximately 100%. The correct perspective on whether a tax is how it redistributes after tax purchasing power, so I expect capitalization more or less prevents it from being effectively redistributive within a type of property ownership.</p> <p>A considerable portion of property tax is paid by non-residential owners (industrial, commercial, utility, etc.), but whether that shifts back onto workers, customers, or wherever is really hard to reliably predict or even answer. I would stick to worrying about whether the tax is distributing the costs of government proportionally to its beneficiaries.</p>	

Participant	Affiliation	Vote	Confidence
	Rutgers-Camden	 Agree	 5
Comment		<p>Generally, it is assumed that the property tax is somewhat regressive because low income households pay a larger portion of their incomes towards property taxes compared to high income households. However, the degree to which a specific property tax is regressive depends on the local context. For example, there is a lot of variation in property assessment approaches across local governments (e.g., the frequency and method of re-evaluation). Additionally, it is possible that the property tax may be progressive in certain local contexts, especially if there are specific policies like generous homestead exemptions or circuit-breaker credits that substantially reduce tax burdens for lower-income households.</p>	

Participant	Affiliation	Vote	Confidence
 <a href="#">David Merriman</a>	UIC	 Disagree	 10
Comment		There is a major theoretical debate on this question but I think the property tax is much less regressive than is commonly assumed because (a) business pay a large share of the tax and (b) a significant portion of the tax is capitalized	

Participant	Affiliation	Vote	Confidence
 <a href="#">Yilin Hou</a>	Syracuse	 Disagree	 10

Participant	Affiliation	Vote	Confidence
 <a href="#">Whitney Afonso</a>	UNC	 Strongly Disagree	 9
Comment		Poor administration of the property tax and the assessment of properties can lead to equity concerns, both horizontal and vertical. However, a property tax administered well should not be regressive. Of course, if demand for rentals is outpacing supply, then a portion (or all) of the burden could be passed on to renters. However, in most circumstances the property tax should not be regressive, and states can implement circuit breakers and exemptions to make them more progressive.	

Participant	Affiliation	Vote	Confidence
 <a href="#">David Schwegman</a>	American Univ	 Disagree	 10
Comment		Depends on how the system is administered, how accurate assessments are relative to market value, how locally properties are compared (i.e., appropriate use of fixed effects), and how frequently properties are assessed.	

### Question 3 Participant Responses

Q3: The property tax is a fair way of allocating the cost of local government within communities

Participant	Affiliation	Vote	Confidence
	Univ of Kentucky	 Disagree	 8
<a href="#">William Hoyt</a>			

Participant	Affiliation	Vote	Confidence
	UConn	 Agree	 8
<a href="#">Eric Brunner</a>			

Participant	Affiliation	Vote	Confidence
	UC Denver	 Agree	 9
<a href="#">Geoff Propher</a>			

Comment

I suppose I'm meant to define "fair." The property tax in its pure form as a tax proportional to wealth is a fair way to allocate costs from my preferred perspective of sacrifice theory---that tax burdens should be distributed proportional to how much one has to lose property wise. But the property tax in practice isn't this; assessment limits, phase-ins, rate limits, acquisition-based systems, etc. all work to create distortions of cost distributions. But these design choices also illustrate a great feature of the property tax: with relative (compared to other taxes) political ease you can design the tax to achieve a desired sense of fairness. But achieving social policy goals should be done outside of the property tax, not with the property tax.

Participant	Affiliation	Vote	Confidence
	IU	 Strongly Agree	 10
<a href="#">Justin Ross</a>			

Comment

Yes, the better the government does at providing services to a particular area within a community, the more property appreciation there will be.

Participant	Affiliation	Vote	Confidence
 <a href="#">Michael Hayes</a>	Rutgers-Camden	 Agree	 7

Comment

The local property tax is generally a fair mechanism for financing local public services because their benefits are broadly shared among residents, regardless of homeownership status. Homeowners experience returns to these investments through higher property values associated with quality schools and neighborhood amenities, while renters contribute indirectly through rents that incorporate property tax costs. Since many local services (e.g., public safety, sanitation, etc.) generate collective benefits, the property tax serves as a generally fair and stable source of local revenue.

Participant	Affiliation	Vote	Confidence
 <a href="#">David Merriman</a>	UIC	 Strongly Agree	 9

Comment: It is clearly a user charge for schools in many communities

Participant	Affiliation	Vote	Confidence
 <a href="#">Yilin Hou</a>	Syracuse	 Agree	 10

Participant	Affiliation	Vote	Confidence
 <a href="#">Whitney Afonso</a>	UNC	 Strongly Agree	 9

Comment

Fair means very different things to different people, but a property tax can act like a benefit tax. Taxing those who own property in a jurisdiction links the tax to those who benefit from services being financed.

---

Participant	Affiliation	Vote	Confidence
 <u>David Schwegman</u>	American Univ	 Strongly Agree	 9

---

### Question 4 Participant Responses

Q4: The property tax is a fair way of funding local services, like schooling, within states

Participant	Affiliation	Vote	Confidence
	Univ of Kentucky	 Disagree	 8

[William Hoyt](#)

Participant	Affiliation	Vote	Confidence
	UConn	 Strongly Agree	 9

[Eric Brunner](#)

Participant	Affiliation	Vote	Confidence
	UC Denver	 Agree	 10

[Geoff Propheter](#)

Participant	Affiliation	Vote	Confidence
	IU	 Agree	 9

[Justin Ross](#)

Comment

At the very least, I would say that the property tax is an underrated way of fairly funding local government services. Critics of it often confuse the chain of causality because, for example, expensive properties are found in high performing schools. We don't know how to spend money more effectively to improve schooling in rich areas any better than in poor areas. Some schools are better than others for a lot of idiosyncratic reasons, so people bid up the price of housing to be there. If we switched to a state or federal funding mechanism, local public good quality differences would still have property capitalization, but it would bear little connection to the taxes being paid for them.

Participant	Affiliation	Vote	Confidence
	Rutgers-Camden	 Uncertain	 6

[Michael Hayes](#)

Comment

Generally, many have argued that local property taxes is not a fair way to fund schools because higher property wealth school districts can generate more school resources compared to lower property wealth school districts. However, the vast majority of state governments provide a higher portion of state aid to lower property wealth school districts to make up the difference. The combination of local property taxes and state aid is an attempt to provide adequate resources for all school districts within states, but this system is definitely not perfect. With that being said, one major benefit of local property taxes is that they provide a very stable revenue source for school districts (relative to state income/sales tax revenue that may be used for providing state aid to school districts), even during economic downturns.

Participant	Affiliation	Vote	Confidence
	UIC	 Uncertain	 7

[David Merriman](#)

Comment

This depends on the state aid formula. All states do some supplementary school funding

Participant	Affiliation	Vote	Confidence
	Syracuse	 Uncertain	 8

[Yilin Hou](#)

Participant	Affiliation	Vote	Confidence
	UNC	 Strongly Agree	 8

Whitney Afonso

Comment

Jurisdictions do have different tax bases which will lead to different abilities to fund key services. This is true of all revenue instruments. This is also why many states step in to equalize funding in certain areas.

Participant	Affiliation	Vote	Confidence
	American Univ	 Uncertain	 7

David Schwegman

Comment

There is too much variation in assessment quality to ensure equalized values. States can do adjustments, but I am highly skeptical unless assessment is done at the state level (and done well).

### Question 5 Participant Responses

Q5: Property tax increases are passed from landlords to renters in the form of higher rents

Participant	Affiliation	Vote	Confidence
-------------	-------------	------	------------



[William Hoyt](#)

Univ of  
Kentucky



Comment

Only a share of the tax. The literature on capitalization of property taxes finds close to  $-.75$  to  $-1$ . Of course, the other issue is whether it is a balanced budget change in taxes. It is challenging to separately identify the tax from public service change

Participant	Affiliation	Vote	Confidence
-------------	-------------	------	------------



[Eric Brunner](#)

UConn



Comment

I'm assuming market rate housing. How much of property tax increases capitalize into rents is an empirical question, but it would be a very peculiar and difficult to conceive market place where some rent pass through did not happen. In the longer run I suppose a property tax increase can be passed through to renters in a form that's not through rent, like scaling back renter amenities.

Participant	Affiliation	Vote	Confidence
-------------	-------------	------	------------



[Justin Ross](#)

IU



Comment

Probably, based on the research I've seen. If someone came in and marketed a property tax referendum to renters by saying "your landlord will be paying it, not you" I would probably view that as a lie. If you that's your instinct, you must think it is likely to be passed on to renters.

Participant	Affiliation	Vote	Confidence
 <a href="#">Michael Hayes</a>	Rutgers-Camden	 Agree	 8

Comment Yes, at least some of a property tax increase is likely to be passed from landlords to renters in the form of higher renters, especially in tight rental markets where the demand for rental properties is higher than the supply of rental properties.

Participant	Affiliation	Vote	Confidence
 <a href="#">David Merriman</a>	UIC	 Strongly Agree	 9

Comment Of course, this is a long-run conclusion. It may not be true in the short-run.

Participant	Affiliation	Vote	Confidence
 <a href="#">Yilin Hou</a>	Syracuse	 Uncertain	 8

Participant	Affiliation	Vote	Confidence
 <a href="#">Whitney Afonso</a>	UNC	 Uncertain	 10

Comment It depends on the supply and the demand for rental units. In most cases, the increased burden is likely shared.

Participant	Affiliation	Vote	Confidence
 <a href="#">David Schwegman</a>	American Univ	 Agree	 8

Comment The capitalization rate is not super high. But rents are sticky, and it depends on rental elasticity, but given low housing stock, they are definitely capitalized.

## Question 6 Participant Responses

Q6: Property tax burdens on homeowners have grown too quickly in recent years

Participant	Affiliation	Vote	Confidence
-------------	-------------	------	------------



Univ of  
Kentucky



Agree



8

[William Hoyt](#)

Participant	Affiliation	Vote	Confidence
-------------	-------------	------	------------



UConn



Disagree



7

[Eric Brunner](#)

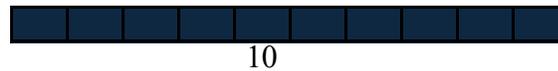
Participant	Affiliation	Vote	Confidence
-------------	-------------	------	------------



UC Denver



Disagree



10

[Geoff  
Propheter](#)

Comment

It depends on where in the country we're looking and also what property tax burdens are being compared against. Property tax bills have grown slower than market values but faster than incomes. Since the property tax is meant to be a tax on wealth, as long as property tax bills grow slower than assessable market value, then tax bills aren't growing too quickly. If you want to slow property tax burden growth, reduce local government spending; don't create property tax relief programs.

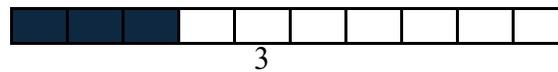
Participant	Affiliation	Vote	Confidence
-------------	-------------	------	------------



IU



Agree



3

[Justin Ross](#)

Comment

Measuring by the spread of demand for property tax clawbacks in state legislatures all over the country, something seems to be out of line between benefits and taxes. I don't see increases in local government revenues that line up with it, so my guess is property valuations for residential homesteads have somehow increased in the COVID+ era to redistribute the burden onto them.

Participant	Affiliation	Vote	Confidence
 <a href="#">Michael Hayes</a>	Rutgers-Camden	 Agree	 7

Comment: The answer depends on the local context, but generally the significant growth in home values over the last few years has increased property tax burdens across the country.

Participant	Affiliation	Vote	Confidence
 <a href="#">David Merriman</a>	UIC	 Disagree	 8

Comment: The property tax is in part a wealth tax. Real estate wealth has grown a lot and it is fair to tax those who have accumulated that wealth most rapidly. The average burden of the property tax should not vary with real estate appreciation only the distribution should vary.

Participant	Affiliation	Vote	Confidence
 <a href="#">Yilin Hou</a>	Syracuse	 Agree	 8



### Question 7 Participant Responses

Q7: State-imposed restrictions on property tax bills (such as circuit breakers or homestead exemptions) make it challenging for local governments to raise enough revenue to fund public services

Participant	Affiliation	Vote	Confidence
 <a href="#">William Hoyt</a>	Univ of Kentucky	 Uncertain	 5

Comment

The key on this is again a balanced-budget perspective. Homestead exemptions are often limited to specific groups (over 65, for example). If they are impose lower public service costs (education) a higher share of those eligible for these exemptions does not to fiscal distress.

Participant	Affiliation	Vote	Confidence
 <a href="#">Eric Brunner</a>	UConn	 Agree	 7

Participant	Affiliation	Vote	Confidence
 <a href="#">Geoff Propheter</a>	UC Denver	 Strongly Agree	 10

Comment

In general, yes. But these programs are particularly painful in states with binding TELs and when the state does not hold local governments harmless. Backfilling revenue loss is possible, but state lawmakers consistently demonstrate they are willing to cut the backfill during lean periods, time periods when local governments see the greatest increase in demand for services.

Participant	Affiliation	Vote	Confidence
 <a href="#">Justin Ross</a>	IU	 Uncertain	 5
Comment		Historically, I don't think it has been a meaningful challenge. States impose restrictions with loopholes local governments can use to avoid them, or the state gives them alternative mechanisms. I kind of get the sense that, over time, states have come up with more stringent ways of tightening those. I'm not sure it could be proven though in a systematic study. Outside of Indiana anyway, where we've definitely made it harder for local governments to raise revenue.	

Participant	Affiliation	Vote	Confidence
 <a href="#">Michael Hayes</a>	Rutgers-Camden	 Uncertain	 7
Comment		It likely depends on the context, but I would argue that these policies are more likely to redistribute the burden of the property tax across households.	

Participant	Affiliation	Vote	Confidence
 <a href="#">David Merriman</a>	UIC	 No Opinion	 10
Comment		Circuit breakers generally work through the state income tax and do not burden local governments. Homestead exemptions may burden local governments since the state (generally) does not reimburse local governments for lost tax base	

Participant	Affiliation	Vote	Confidence
 <a href="#">Yilin Hou</a>	Syracuse	 Uncertain	 8

Participant	Affiliation	Vote	Confidence
	UNC	 Agree	 7

[Whitney Afonso](#)

Comment

It depends on the nature and how many properties are impacted by those restrictions. For example, South Carolina has extremely broad homestead exemptions including one that exempts primary residences from property taxes used to fund the operations of local schools.

Participant	Affiliation	Vote	Confidence
	American Univ	 Disagree	 10

[David Schwegman](#)

### Question 8 Participant Responses

Q8: A state-imposed elimination of the property tax will impair local governments' ability to provide public services

Participant	Affiliation	Vote	Confidence
	Univ of Kentucky	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Agree	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 8

[William Hoyt](#)

Participant	Affiliation	Vote	Confidence
	UConn	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Strongly Agree	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 8

[Eric Brunner](#)

Participant	Affiliation	Vote	Confidence
	UC Denver	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Strongly Agree	<input checked="" type="checkbox"/> 10

[Geoff Propheter](#)

Participant	Affiliation	Vote	Confidence
	IU	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Strongly Agree	<input checked="" type="checkbox"/> 10

[Justin Ross](#)

Comment

Yes, I think states would have to takeover local provision of public services without the property tax.

Participant	Affiliation	Vote	Confidence
	Rutgers	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Agree	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 9

[Michael Hayes](#)

Comment

It is not clear how local governments would generate local revenues without the property tax. It is possible that they will replace it with a local income or sales tax. However, a local income tax or sales tax will be less stable, especially during economic downturns. Given that these local governments face balanced budget requirements, a significant revenue shortfall will have significant impacts on local government services.

Participant	Affiliation	Vote	Confidence
 <a href="#">David Merriman</a>	UIC	 Agree	 10
Comment	The property tax is difficult to avoid. Alternative revenue sources (sales tax, income tax) can be avoided/evaded.		

Participant	Affiliation	Vote	Confidence
 <a href="#">Yilin Hou</a>	Syracuse	 Agree	 8

Participant	Affiliation	Vote	Confidence
 <a href="#">Whitney Afonso</a>	UNC	 Strongly Agree	 10
Comment	Property taxes are the primary source of own source revenue for local governments. They are also a very stable and efficient form of taxation.		

Participant	Affiliation	Vote	Confidence
 <a href="#">David Schwegman</a>	AU	 Strongly Agree	 10

### Question 9 Participant Responses

Q9: Local governments find it easier to increase spending through property taxes because they are less transparent than other sources of revenue

Participant	Affiliation	Vote	Confidence
	Univ of Kentucky	 Disagree	 8
<a href="#">William Hoyt</a>			

Participant	Affiliation	Vote	Confidence
	UConn	 Strongly Disagree	 7
<a href="#">Eric Brunner</a>			

Participant	Affiliation	Vote	Confidence
	UC Denver	 Strongly Disagree	 9
<a href="#">Geoff Propheter</a>			

Comment

I don't believe the property tax is wanting for transparency, but its administration is more complex to understand. I think the relative ease of increasing property tax burdens depends much more so on policy choices (such as TELs) and other substitutable streams accessible to local lawmakers than transparency.

Participant	Affiliation	Vote	Confidence
	IU	 Agree	 9
<a href="#">Justin Ross</a>			

Comment

The property tax is arguably the most transparent of the taxes, but one of the most reliable and replicated empirical findings is that there is some fiscal illusion in the rate-setting mechanism that lets them increase budgets more than they otherwise could when assessed values rise. The advocates getting after this with Truth in Taxation laws that require millage rate rollbacks are onto something real, even if it is not a massive effect.

Participant	Affiliation	Vote	Confidence
 <a href="#">Michael Hayes</a>	Rutgers	 Strongly Disagree	 9

Comment      The property tax is one of the most transparent taxes. It is one of the reasons why it is one of the most hated forms of taxation in the United States.

Participant	Affiliation	Vote	Confidence
 <a href="#">David Merriman</a>	UIC	 Disagree	 8

Comment      Homeowners pay a lot of attention to property taxes so I think they are very transparent.

Participant	Affiliation	Vote	Confidence
 <a href="#">Yilin Hou</a>	Syracuse	 Uncertain	 7

Participant	Affiliation	Vote	Confidence
 <a href="#">Whitney Afonso</a>	UNC	 Disagree	 5

Comment      Property taxes have a very large base and so small increases in rates can increase revenues quite a bit. This makes them easier to implement, in the scheme of things. However, they should be one of the more transparent taxes. Of course, escrow accounts lower the visibility of property taxes for many taxpayers. There is also evidence that the reassessment of property is used as a tool to increase revenues without increasing rates.

Participant	Affiliation	Vote	Confidence
 <a href="#">David Schwegman</a> Comment	AU	 Disagree	 9
		Compared to less salient taxes, the property tax are way more transparent.	

### Question 10 Participant Responses

Q10: Eliminating property taxes on business personal property will increase economic growth

Participant	Affiliation	Vote	Confidence
-------------	-------------	------	------------



Univ of  
Kentucky



William Hoyt

Participant	Affiliation	Vote	Confidence
-------------	-------------	------	------------



UConn

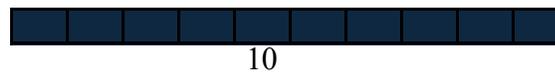


Eric Brunner

Participant	Affiliation	Vote	Confidence
-------------	-------------	------	------------



UC Denver



Geoff  
Propher

Participant	Affiliation	Vote	Confidence
-------------	-------------	------	------------



IU



Justin Ross

Comment

It would not be large, my prior is it would have something like +0.01% to +0.001% effect, so it wouldn't even show up outside statistical significance. But it wouldn't be zero.

BPPTs are terrible tax policies, their primary advocates seem to be economic development corporations that want them as bargaining chips to give away to prospective companies. They are expensive to collect, and are often levied wildly unfairly.

States are correct to pursue the general trend of phasing them out.

Participant	Affiliation	Vote	Confidence
-------------	-------------	------	------------



Rutgers



Michael Hayes

Participant	Affiliation	Vote	Confidence
 <a href="#">David Merriman</a>	UIC	 Uncertain	 8
Comment	The most important reason for eliminating business personal property taxes is that they can be avoided or evaded. I doubt they have a significant impact on economic growth although I do not know of studies on the question.		

Participant	Affiliation	Vote	Confidence
 <a href="#">Yilin Hou</a>	Syracuse	 Uncertain	 8

Participant	Affiliation	Vote	Confidence
 <a href="#">Whitney Afonso</a>	UNC	 Uncertain	 5

Participant	Affiliation	Vote	Confidence
 <a href="#">David Schwegman</a>	AU	 Strongly Agree	 9