Market Value-Based Taxation of Real Property: Lessons from International Experience
March 17 – March 21, 2014

Workshop Report

March 24, 2014
This course drew upon international experiences in taxation of land and real property, offering a policy-oriented analysis as well as practical approaches to implementation of value-based taxes in countries in economic transition. The curriculum, developed and presented by the Lincoln Institute of Land Policy, focused on fiscal, legal, political, social and administrative issues. It included discussion of real property markets, system development for value-based property taxation, management of information systems, market value and mass valuation methods, tax collection and taxpayer education and services. It offered a forum for exchange of information, experiences and lessons among international experts and colleagues from countries in economic transition that are considering or have introduced value-based taxation.

Topics covered:

- The role of value-based taxes on real property
- Property taxation in local finance reforms of transitional countries
- Real property markets and market value in transitional countries
- Features of ad valorem property tax systems – International comparisons
- Benefits and challenges of property taxation in transitional economies
- Market value and mass valuation for real property taxation
- System planning and development for a value-based property tax
- Property and market information systems and data
- Market analysis and valuation methods
- Appraisal standards and education
- Legal framework for value-based property taxation
- Property tax revenue models
- Tax collection and enforcement
- Political and social issues related to taxation of property
- Strategies for effective introduction of value-based taxation

Faculty

- W. Jan Brzeski, FRICS
- William J. McCluskey, University of Ulster
- Tambet Tiits, FRICS,
- Riel C.D. Franzsen, African Tax Institute
- Joan Youngman, Lincoln Institute of Land Policy
- Sally Powers, Visiting Fellow at the Lincoln Institute of Land Policy
- Semida Munteanu, Lincoln Institute of Land Policy
- Aleksandar Bučić, Standing Conference of Towns and Municipalities (SKGO), Serbia

Participants:

There were 24 participants from Bosnia and Herzegovina, Croatia, Cyprus, Czech Republic, Kosovo, Romania, Serbia, Slovakia and Sweden.
Evaluation:

**Overall satisfaction with the course**

- 5 - very satisfied: 16 responses
- 4: 6 responses
- 3: 1 response
- 2: 1 response
- 1 - not satisfied: 0 responses

No. of all responses: 22, Average mark: **4.72**

**Relevance of this workshop to your current work or function.**

- 5 - very much: 17 responses
- 4: 5 responses
- 3: 0 responses
- 2: 0 responses
- 1 - not at all: 0 responses

No. of all responses: 22, Average mark: **4.64**

**Selected Participants’ Comments:**

- The workshop raised some issues that we were analyzing in the process of implementation of property taxation so the information gathered here opened some ideas that we will apply in implementation process.
- For my PhD research I had great opportunity to interact with key people and academics on the specific area of great personal interest.
- Thank you for the experience and the hospitality. Great opportunity that we met Lincoln institute in Europe!