

最適房地價稅率及其 在臺灣政策應用之探討*

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本文分析一社區內以房地產稅作為公共投資之最適稅率。此稅一方面因增進居住服務而提高房地產市場價值，一方面經資本化減低房地產價值，故應有其最適之稅率使達最高房地產價值。其次使此稅之邊際社會效益與邊際社會成本相等亦可求得可達最高社會福利之最適稅率。此二最適稅率在特定條件下互等。由此證實「最高即最佳地用」Highest-and-Best-Landuse一說之義。本文然後討論其分析結果之應用，探討模式中各參數值並部份參考美國之財產稅率後而推估臺灣最適房地價稅率之可能數值，並提出其實施策略之建議。

- 一、問題
- 二、以往之研究
- 三、研究架構與假設
- 四、模式
- 五、涵義與應用

一、問題

近年在臺灣曾引起政治風波的所謂「第二次土地改革」不過是就土地增值稅徵收技術面的一些爭執。此增值稅與年繳之地價稅同屬土地稅。土地稅

* 本文初以「最優房地價稅率初探」為題於民國82年5月21日發表於中央研究院中山人文社會科學研究所舉辦之「土地稅制改革及其相關問題研討會」中。承蒙彭信坤、陳聽安、蔡吉源三先生評論後又經二位匿名學者評審。以上五位人士所提各種寶貴意見得使本文加以充實與改進，特此誌謝。於改進過程中並將原文中所提之「線型支出函數」省略而達到同樣結論。故本文為更具普遍性之探討。

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The Optimum Property Tax Rate and Its Policy Implications in Taiwan

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Abstract

Property tax as the source of public investments which are inputs to the production of community living services is analyzed. As such it on the one hand increases the value through capitalization of the tax burden. An optimum property tax rate that maximizes the total property value of the community must exist. Another optimum tax rate is defined as the one that maximizes the total net social benefits of the community. This article first identifies these two optimum rates and then shows they equal to each other under certain conditions. It therefore clarifies the idea of "highest and best use" held in the real estate circle. With the assumption that the average local property tax rate in the U.S. is actually the optimum rate resulted from the public choice process, the marginal tax productivity of community living service in the U.S. is estimated. The latter is used together with other parameters for an estimate of the optimum property tax for Taiwan. The conclusion is that the housing tax rate and land tax rate in Taiwan should be raised at least five-fold.