

## | Property Owner

A **Property Owner** or Owned Property Owner is an individual who owns a Private Property or Owned Property. **Property Owners** are still Citizens and must follow all Citizen rules.

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## | Personal Property Rules

A **Personal Property Rule** is defined as a rule which can be changed or have it's status determined by the **Property Owner** for a Private Property.

Generally, **Personal Property Rules** are used for Shared Private Property but they may also be included in Private Property.

**Personal Property Rules** must be included as part of Signage in a Valid Signage Location or documented in an accessible and obvious location for members of the Shared Private Property.

**Personal Property Rules** do not perpetrate to Publicized (Portions of) Private Property.

The **Property Owner** can set a select punishment for breaking these rules but any given punishment cannot exceed the abilities of the Private Property owner or attempt to govern (no Criminal Punishments other than Fines) individuals on a personal basis. It is considered a Crime to do so.

### ≡ Example

- A **Property Owner** *could* set a rule that, if broken, users are fined 8 Diamonds to the **Property Owner**.
- A **Property Owner** *could not* set a rule that, if broken, users are imprisoned.

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## | Property Owner Rules

It is considered a Crime if a **Property Owner** breaks a **Property Owner Rule**.

## | Building Within Property Bounds

**Property Owners** are expected to build within the bounds of the Property they have purchased. If a **Property Owner** wishes to acquire more land they should consult a Elected

Official before building into Property they do not own.

## I Increased Taxes for Shared Property

If a **Property Owner** hosts multiple members but not all members in their Private Property they will be required to pay an increased amount of Taxes.

## I Increased Taxes for Owned Property

If the Property is an Owned Property instead of a Private Property the **Property Owner** will be required to pay an increased amount of Taxes.

## I Edge Spacing

**Property Owners** must leave 1 block of space on all edges of their Property except the top and bottom so that Citizens who don't own the property can walk between properties. The Government has the right to modify or provision modification of the blocks in this space.

*This rule is not valid if the property is an Owned Property*

## I Following Mailbox Bulldozing Jurisdiction

Prospective **Property Owners** must follow mailbox bulldozing jurisdiction when anticipating the acquisition of new Private Property.

## I Mailbox Construction and Placement

If the Property is the primary residence of the **Property Owner** then the residency must have a Mailbox. A Mailbox must adhere to the mailbox specifications.

A Mailbox may be constructed in Public Property within a 3 block square radius of a Property Owner's Private Property if the Mailbox is attributed to the same Property Owner inside of Public Property or Unowned Property.

In the case that the Property is a Shared Private Property where the Mailboxes of each member are not directly accessible without breaking Property regulations then there must be at least one public Mailbox which is accessible without breaking Property regulations.

## I Imitative Signage

A **Property Owner** may not construct Signage which imitates proper Signage, falsely labels Private Property, Shared Private Property or Owned Property, or intends to confuse players about the legitimacy of proper Signage.

## I Rent Limitations

A **Property Owner** who chooses to require members of their Shared Private Property to pay rent must not charge a rent higher than a value 3x that of the member's *tax contribution*.

A member's *tax contribution* is calculated as follows, using Property Metrics.

#### Math

Let  $p$  be the Property Metric of the Shared Private Property that the member resides in.

Let  $n$  be the number of residents who reside on this Property.

Let  $v = \lfloor 3 \frac{p}{n} \rfloor$  be the maximum value a fine from the Property Owner can Fine their members for.

The **Property Owner** cannot issue multiple Fines to get around this restriction.

The **Property Owner** also cannot increase rent or punish members of their Shared Private Property as a result of being issued a Criminal Punishment from a member of their Shared Private Property.

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## | Property Owner Rights

### | Right to Submit Fines for Trespassing Personal Private Property

**Property Owners** have the right to submit a Fine on other players who trespass on their Private Property. The Fine must be submitted *after* the trespassing has completed.

*If the property owner has not set up proper signage then this right is no longer valid*

*This rule is not valid if the property is an Owned Property*

### | Right to Kill while Trespassing Personal Private Property

**Property Owners** have the right to kill players who trespass their Private Property as long as the trespasser is *still inside* of their Private Property.

*If the property owner has not set up proper signage then this right is no longer valid*

*This rule is not valid if the property is an Owned Property*

### | Right to Request a Subsurface Land Provision

**Property Owners** have the right to request a Subsurface Land Provision. A player must speak with an Elected Official and agree upon a provision Y level. Afterwards, the **Property**

**Owner** must following the subsurface land provision signage requirement for the provision to be valid.

## I Right to Trade Land

**Property Owners** have the right to trade land with other **Property Owners** or **Citizens** who wish to acquire land in trade. When land is traded, so is it's ownership and hence Taxes.

## I Setting Rules for Shared Property

**Property Owners** are able to set any Personal Property Rules they please when hosting other members in their Shared Private Property as long as the rules follow personal property rules regulations.

*This rule is not valid if the property is an Owned Property, meaning that rules Owned Property Owners make are not legally enforceable by the Government*

## I Enforcing Members to Participate Collaborative Assignments

**Property Owners** are allowed to enforce the participation of Collaborative Assignments on members of the Shared Private Property, however they cannot enforce completion.

*This rule is not valid if the property is an Owned Property*

## I Right to Provision Property Work

**Property Owners** are allowed to provision other Citizens to work on their Private Property. In this case the **Property Owner** can allow the working Citizen to enter without asking for entry permission for the term of construction.

## I Right to Ignore Personal Property Rules

A **Property Owner** may ignore Personal Property Rules that they have set on their own Property while inside of it and cannot be Fined or punished regarding this matter.

*This rule is not valid if the property is an Owned Property*