



美国土地制度 发展历程与未来

The History and Future
of the American Land System

萧柏林
(Bolin Xiao) / 著

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萧柏林，1996年出生于中国湖北荆州，新加坡永久居民。6岁起在新加坡读书、生活、工作，期间完成两年国民兵役。

自少年时期起，他对国际事务、历史及公共政策保持浓厚兴趣，并形成长期自主阅读习惯。早年阅读军事与历史类刊物，如《兵器知识》，中学时期进一步接触社会科学与公共思想类著作，如《北大讲座》系列。

柏林长期关注国际政治与社会发展，并坚持通过写作与阅读进行独立思考。在新冠疫情期间，他在岗位上承担高强度轮班工作，长期坚守一线并严格遵守制度。

他的写作主要关注国际关系、社会观察及公共事务问题。

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序言 Preface

这本书讨论的主题是美国社会一个极为重要却经常被忽视的基础问题——土地制度。

之所以写作《美国土地制度发展历程与未来》（The History and Future of the American Land System），源于我对2008年金融危机之后至2025年之间美国社会发展状况的长期观察与思考。在这段时期中，美国社会在许多方面都面临着越来越明显的挑战，例如贫富差距不断扩大、城市中无家可归问题日益严重，以及部分地方政府和联邦政府在公共治理方面所表现出的效率不足等问题。

近年来，一个有趣的社会现象引起了我的注意：由于政策与舆论环境的变化，一些美国用户开始从 TikTok 等平台转向中国的社交平台 Xiaohongshu。在这些跨文化的网络交流中，许多普通美国民众开始表达他们对现实社会问题的担忧与不满。从 California 等州所面临的住房危机，到贫富差距和社会保障问题，这些讨论让我开始进一步思考：为什么美国会出现这些结构性的社会问题？

在进行相关研究与资料阅读之后，我逐渐意识到，一个经常被忽略却极其关键的因素，可能正是美国的土地制度。

在18世纪美国建国时期，以 George Washington 等开国先贤为代表的政治家与思想家，为这个新兴国家建立了一套在当时相对先进的土地制度体系。这一制度在很长时间内推动了美国的农业

发展、西部拓展以及人口增长，也为美国早期的经济繁荣提供了重要基础。然而，经过18世纪、19世纪、20世纪直至21世纪的长期发展，这一制度虽然经历了一些调整，但在许多方面已经逐渐难以适应现代社会的复杂需求。

因此，在我看来，美国今天所面对的一些社会问题，并不仅仅源于政治分歧或政府治理能力的问题，更深层的原因可能在于土地制度长期缺乏系统性的现代化改革。

如果我们试图寻找美国社会贫困问题与经济结构失衡的深层根源，那么土地制度的结构性问题无疑值得认真探讨。无论未来美国的政治领导者是谁，例如在美国政治舞台上具有重要影响力的 Donald Trump 等人物，如果希望真正推动国家实现新的发展，那么制度层面的改革不仅需要宏观经济政策，也需要从社会最基础的资源配置体系入手，而土地制度正是其中的重要组成部分。

在中国古代思想中，有一句流传已久的话：“耕者有其田，居者有其屋。”这一理念虽然产生于古代社会，但其所蕴含的社会公平与稳定原则，在现代社会中仍然具有重要启示意义。一个稳定而健康的国家，必须使劳动者能够拥有稳定的生产资料，使普通居民能够拥有可负担的居住空间。

基于这样的思考，本书尝试从历史与制度的角度，对美国土地制度的发展历程进行系统梳理，并对其未来可能的改革方向进行讨论。本书将从欧洲与美国土地制度的历史演变谈起，随后分析当代美国土地制度的法律结构与现实状况，并进一步探讨土地制度与税收体系、社区发展以及国家经济结构之间的关系。

正如中国古代兵法著作 The Art of War 中所言：“知彼知己，百战不殆。”只有在充分理解一个制度的历史背景与运行逻辑之

后，我们才能更清楚地认识其优势与局限，并进一步思考可能的改革路径。

本书的大部分内容由作者本人独立完成，同时也参考了许多学者、研究机构以及历史文献的资料与研究成果。在此，我对所有间接参与和支持本书研究的人表示感谢。

最后，我也真诚感谢每一位愿意花时间阅读这本书的读者。如果本书能够帮助读者从一个新的角度理解美国土地制度，并对美国社会未来的发展产生更多理性的思考，那么本书的写作目的也就实现了。

I am a Chinese author, yet the subject of this book concerns a fundamental issue within American society that is both highly significant and often overlooked: the land system.

The motivation for writing *The History and Future of the American Land System* comes from my long-term observation and reflection on the development of American society from the financial crisis of 2008 to the year 2025. During this period, the United States has faced a number of increasingly visible challenges, including the widening gap between wealth and poverty, the growing homelessness crisis in many cities, and what many citizens perceive as inefficiency within certain local and federal government institutions.

In recent years, an interesting social phenomenon has also drawn my attention. Due to policy changes and shifts in the digital media environment, some American users have moved from platforms such as TikTok to Chinese social media platforms like Xiaohongshu. Within

these cross-cultural online discussions, many ordinary Americans have begun openly expressing their concerns and dissatisfaction with real-life social conditions. From the housing crisis in states such as California to broader issues of wealth inequality and social security, these conversations prompted me to consider a deeper question: why has the United States arrived at its current social condition?

Through further research and reading, I gradually came to realize that one critical factor—often overlooked in public discussions—may lie in the structure of the American land system.

At the time of the founding of the United States in the eighteenth century, political leaders and thinkers such as George Washington helped establish a land system that was, for its time, relatively advanced. This system played an important role in promoting agricultural expansion, westward development, and population growth, while also contributing to the early economic prosperity of the nation. However, over the course of the eighteenth, nineteenth, twentieth, and now the twenty-first centuries, although the system has undergone certain adjustments, many aspects of it have gradually become less compatible with the demands of modern society.

Therefore, in my view, some of the structural challenges facing the United States today cannot be explained solely by political divisions or the efficiency of government administration. A deeper and more fundamental cause may lie in the fact that the land system itself has not undergone comprehensive modernization for a long period of time.

If we attempt to search for the deeper roots of poverty and structural inequality within American society, the institutional structure of land ownership and land policy deserves careful examination. Regardless of who holds political leadership in the future—including influential figures in contemporary American politics such as Donald Trump—any attempt to revitalize national development will likely require reforms that go beyond macroeconomic policies. Such reforms must also address the most fundamental systems governing the distribution and use of land.

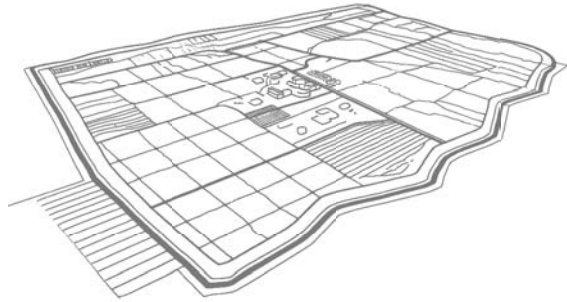
In traditional Chinese thought, there is an old saying: “those who farm should have land, and those who live should have homes.” Although this concept originated in ancient times, the principles of social stability and fairness that it embodies remain highly relevant today. A healthy and stable nation must ensure that those who work are able to access productive resources and that ordinary citizens are able to obtain affordable housing.

Based on these reflections, this book attempts to examine the historical development of the American land system from both historical and institutional perspectives, while also exploring possible directions for its future reform. The book begins by discussing the historical evolution of land systems in Europe and the United States, followed by an analysis of the legal structure and contemporary conditions of land policy in the United States today. It then further explores how land systems interact with taxation, community development, and the broader structure of a nation’s economy.

As the ancient Chinese military classic *The Art of War* states: “If you know yourself and know your opponent, you will not be endangered in a hundred battles.” Only by understanding the historical background and operational logic of a system can we clearly recognize both its strengths and its limitations, and thereby begin to consider meaningful paths for reform.

Most of the content of this book has been independently written by the author, while also drawing upon the research, publications, and historical materials of many scholars and institutions. I would like to express my appreciation to all those whose work has indirectly contributed to the research behind this book.

Finally, I would like to sincerely thank every reader who is willing to spend time engaging with this work. If this book can help readers view the American land system from a new perspective and encourage deeper reflection on the future development of American society, then the purpose of writing this book will have been fulfilled.



第一章 Chapter 1

欧洲中世纪以来的 土地制度

Land Systems in Europe since
the Medieval Time

第一节 Section 1

欧洲中世纪的土地制度简约介绍 A Brief Introduction to the Land System in Medieval Europe

- 中世纪的时间：欧洲中世纪时间跨度是从公元5世纪到10世纪的时间。
- 土地体系细分为中世纪的早期和中世纪的中晚期。

1. 土地的结构介绍：欧洲中世纪的土地结构主要是领主制度以分封的形式出现。
2. 中世纪的土地经济介绍：主要是用于农业生产和进行自给自足的庄园经济
3. 土地的治理介绍：分别是庄园领主（包括国王到骑士）治理和教会和教士治理（以罗马天主教为中心）。

特别事件：

1. 席卷整个欧洲的黑死病带来大规模疾病和死亡极大加速了西欧农奴制度的瓦解。
2. 奥斯曼土耳其的崛起和欧亚丝路的中断还有大航海时代的崛起让土地逐步商业化进而逐步瓦解传统的领主阶级对于土地的拥有权。
3. 中央集权的和王国势力在欧洲的崛起，逐步削弱了领主的