Introduction to Wildlife Management
Property Tax Valuation

Shane Kiefer, CWB®
Director of Ecological Services
What are your property management goals?

- Recreational enjoyment?
- Financial return?
- Conserve Native Habitat?
- Hunting?
- Produce a commodity?
- Preserve a lifestyle?
- Leave a legacy for your family?
What are the options for 1-D-1 Open Space?

- Agricultural Production
- Wildlife Management
- Timber Production
- Ecolab
Property Tax Comparison

100 acre property in Comal County

• Market Value Taxes - $12,764
• Ag Value Taxes: - $119

• $12,645 annual tax savings!

*Actual Comal County property
Cost of Services for Open-Space Lands

American Farmland Trust
Texas Cost of Community Services

- Commercial – 25¢ per $1 of tax revenue
- Working/Open-space – 26¢ per $1
- Residential – $1.17 per $1

“Cows don't go to school, songbirds don't call 9-1-1, and crops don't require the 'jaws of life' or Medivac helicopters after Saturday night smashups on the freeway” – David K. Langford
Texas Constitution
Article 8, Section 1-d-1

Sec. 1-d-1. TAXATION OF CERTAIN OPEN-SPACE LAND

– (a) To promote the preservation of open-space land, the legislature SHALL provide by general law for taxation of open-space land devoted to farm, ranch, or wildlife management purposes on the basis of its productive capacity and may provide by general law for taxation of open-space land devoted to timber production on the basis of its productive capacity.
Minimum Requirements
Must perform 3 of 7 practices:

- Habitat Control
- Erosion Control
- Predator Control
- Supplemental Food
- Supplemental Water
- Supplemental Shelter
- Census
Wildlife Management Practices

Habitat Control

- Grazing Management
- Prescribed Burning
- Reseeding native grasses
- Brush Management
  - 10% of area
- Riparian Management
  - 10 year activity
- Wetland Enhancement
  - 10 year activity
- Population Control
  - Ex: Harvesting Deer
Wildlife Management Practices
Erosion Control

- Pond Construction / Major Repair
- Streamside, Pond, Wetland, Re-vegetation
- Establish Water Diversion

**10 year activities**
Wildlife Management Practices
Predator Control

• Predator Management
  • Feral animals
    • Hogs, cats, etc.
  • Native predators
    • Skunks, raccoons
• Imported Red Fire Ant Control
• Control of Cowbirds
Wildlife Management Practices
Supplemental Water

• Wildlife Water Tables
  • Rainfall harvest
• Wells, troughs, windmill overflow
• Spring development & enhancement

**10 year activities**
Wildlife Management Practices
Supplemental Food

- Range Enhancement
  - Reseeding
- Food Plots
  - In certain areas
- Feeders & Mineral Supplementation
- Transition Management of improved pastures
  - Strip mowing
Wildlife Management Practices
Supplemental Shelter

• Nest Boxes, Bat Boxes
• Brush Piles & Slash Retention
• Hay Meadow, Pasture, Management
• Half-cutting Trees / Shrubs
• Woody Plant / Shrub Establishment
Wildlife Management Practices

Census

- Deer Survey Techniques
- Harvest Data Collection
- Browse Utilization Surveys
- Census & Monitoring of Non-game Wildlife
- Songbird Counts
Application Process

• Filing Period January 1 – April 30
  • Same as for traditional 1-d-1 application
  • May file late with Chief Appraiser’s consent
  • May file until rolls are approved with 10% penalty

• Written Wildlife Management Plan
  • TPWD form or other plan that provides necessary information

• Required County Forms
  • Standard open-space application
  • Some counties have special applications as well

• Documentation of active management

• Documentation of previous activities
Reporting of Activities

- Annual Reporting or Spot Checks by CAD
  - May require annual report from landowner

- Copies of Expenses for WM Activities
  - Receipts, work orders, etc.

- Log of Management Activities
  - Date, type of activity, location

- Photos of Improved Areas or Activities
  - Before and after photos

- Maps

- Census Data
Frequently Asked Questions

• Is Wildlife Management Valuation an *additional* property tax break?
• Can part of my land be in Ag & part in WM?
• Can I move back to Ag once I’m in WMV?
• Can I still keep *some* livestock?
• Is fencing required?
Family of Companies

Braun & Gresham
Attorneys at Law

Plateau Land & Wildlife Management

Plateau Land Group

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Thank you!

Plateau Land & Wildlife Management
Less work, more enjoyment.

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