Introduction to Wildlife Management
Property Tax Valuation

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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

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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?
Thank you!

Plateau Land & Wildlife Management
Less work, more enjoyment.

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