



# **Introduction to Wildlife Management Property Tax Valuation**

**Clay Whitfill  
Landowner Services  
Plateau Land & Wildlife Management**

# Hello!

**You should have:**

1. A Plateau overview booklet
2. Contact card – enters you into a raffle at the end of Plateau's seminar season

# A couple of questions

- Are you familiar with Wildlife Management Valuation?
- Exemption vs Valuation?
- Are you familiar with Plateau Land & Wildlife?
- Do you own property in Ag or Wildlife Management?

# Objectives

## This seminar will cover:

1. An overview of Wildlife Management Tax Valuation
2. The seven wildlife management activity categories
3. Concrete answers to any concerns you may have
4. How Plateau can help

# What is Wildlife Management?

# Understanding Wildlife Management

- Alternative agriculture use
- Property must have current Ag valuation
- Tax rate is same as Ag valuation
- Manage property for native wildlife
- 7 activity categories (50+ practices)
- Perform 3 wildlife practices annually

# Why landowners choose Wildlife Management Valuation

- Increased land management options
- No livestock or crop production
- Potential revenue through hunting or nature-tourism
- Increased options for non-resident landowners
- Enhance habitat & wildlife diversity
- Increased property value & marketability
- Favorable tax treatment
- Reduce costs and work
- Can fit any budget
- Enhanced scenic beauty & re-sale value
- Healthier wildlife populations
- Greater enjoyment of your property

# What are your property management goals?

- Recreational enjoyment
- Financial return
- Conserve native habitat
- Hunting
- Producing a commodity
- Preserve a lifestyle
- Leave a legacy for your family



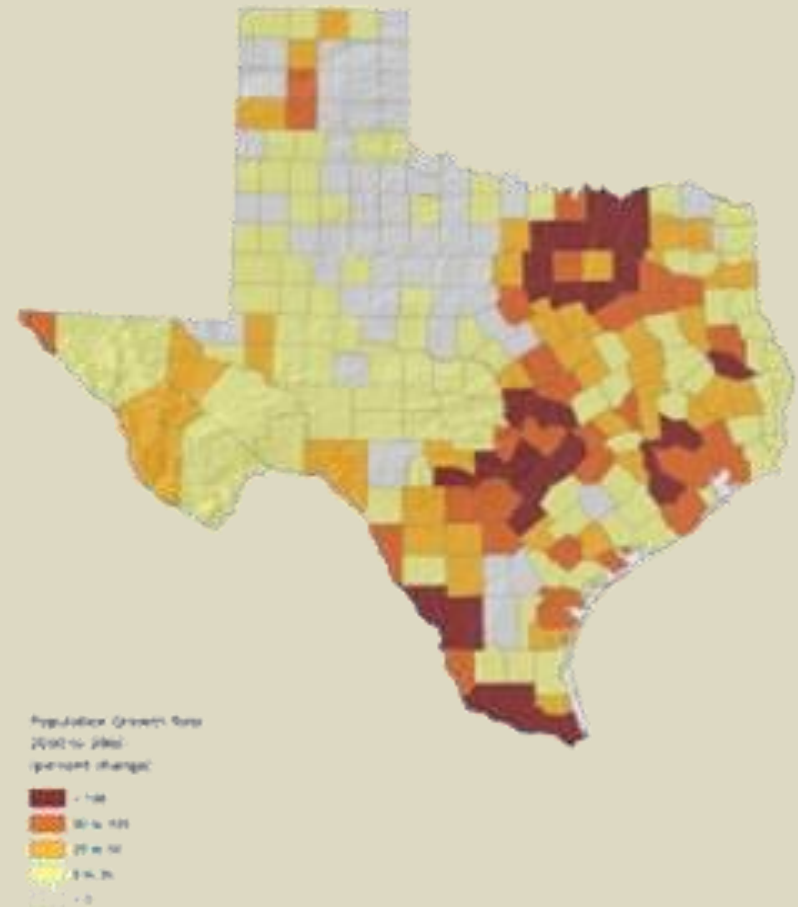


# Texas' population will double by 2050 to 40 million

Losing farm land & wildlife habitat at a record rate!

- Losing wildlife habitat
- Losing recreational property
- Increased fragmentation

Projected Texas Population Growth



# Property Tax Comparison

**\*Actual client comparison per HCAD**

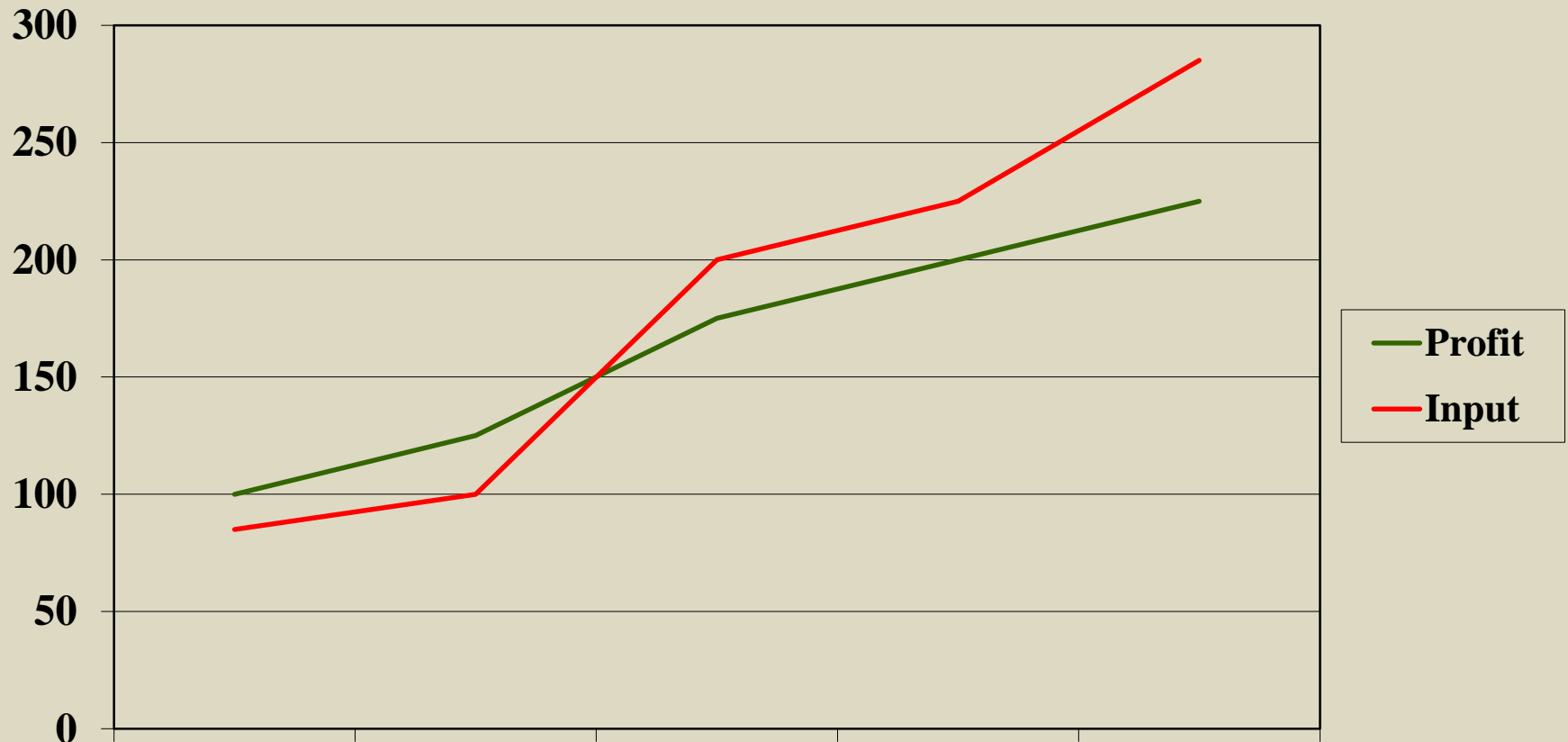
21 acre property in Northern Hays County

- Market Value: \$383,320.00
  - 2.5% tax rate: \$9,583 annual property tax
  
- Appraised Ag Value: \$1,260.00
  - 2.5% tax rate: \$31.50 annual property tax
  
- \$9,551.50 annual tax savings

# When profit is higher than input Ag for tax purposes makes financial sense



# But when input exceeds profit



# What are our options for 1-d-1 Open Space?

- Agricultural Production
- Wildlife Management
- Timber Production
- Beekeeping
- EcoLab



# The Texas Constitution

## Section 23.51(7), Tax Code Wildlife Management

“...Actively using land that at the time the wildlife management began ...to propagate a sustaining breeding, migrating or wintering population of indigenous wild animals for human use, including food, medicine, or recreation...”

- Proposition 11 passed by voters in 1995
- Amended Art. VIII, §1-d-1 of Constitution
- Ag valuation for property in wildlife management - allows landowners to better protect and conserve wildlife habitat



# Private land in wildlife management

- Passed by voters in 1995 almost 25 years ago
- Over 5 million acres in WM state wide
- Plateau helps over 300 landowners each year make that switch successfully & has converted over 1,000,000 acres – nearly 20%

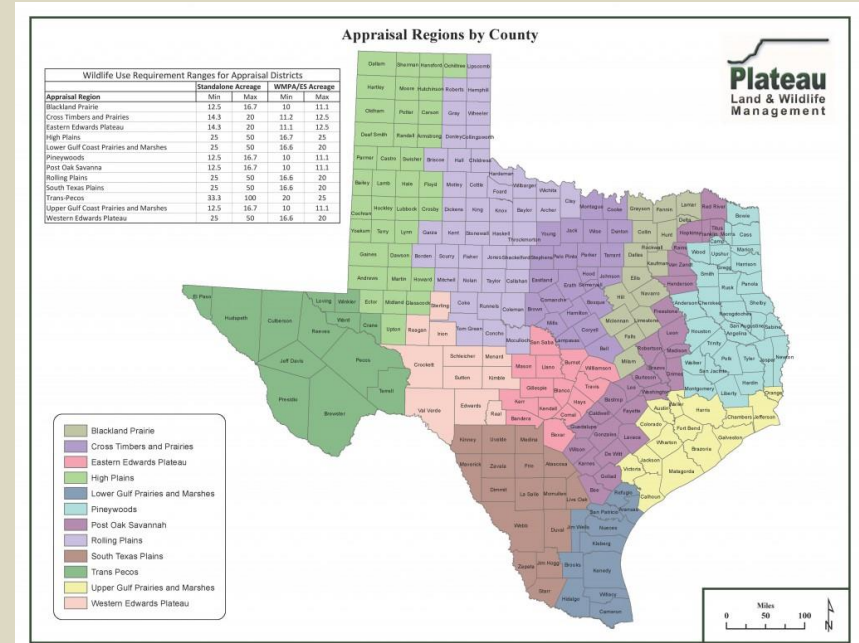
# Wildlife use acreages aka – minimum acreage

Minimum acreage requirements;

Applies only if property was reduced in size in the previous year

In general

- 20 acres in more urban counties
- 50 acres in more rural counties
- 12.5 acres for subdivision/WMPA

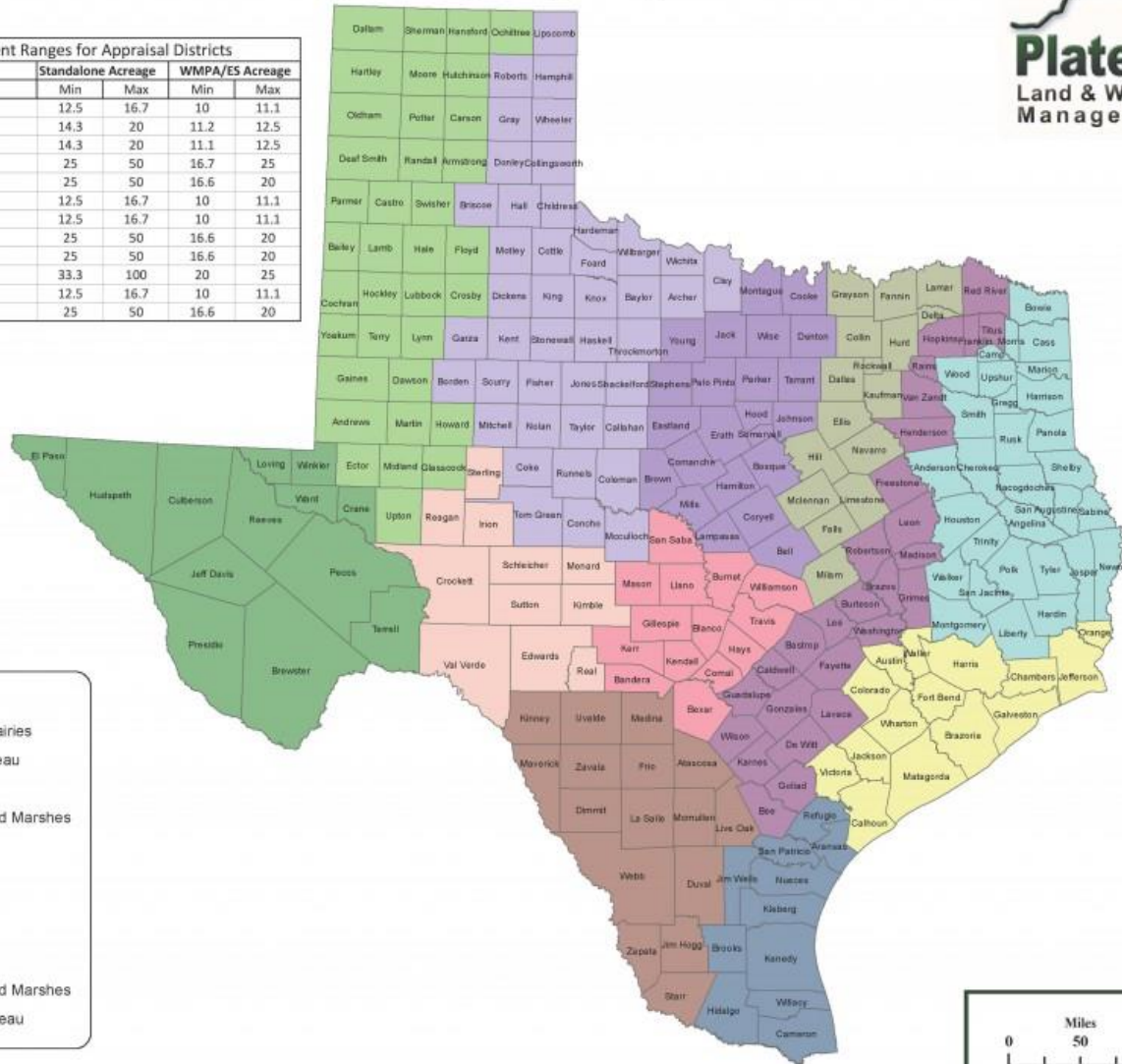




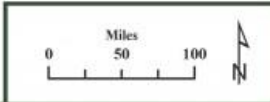
# Appraisal Regions by County



Wildlife Use Requirement Ranges for Appraisal Districts				
Appraisal Region	Standalone Acreage		WMPA/ES Acreage	
	Min	Max	Min	Max
Blackland Prairie	12.5	16.7	10	11.1
Cross Timbers and Prairies	14.3	20	11.2	12.5
Eastern Edwards Plateau	14.3	20	11.1	12.5
High Plains	25	50	16.7	25
Lower Gulf Coast Prairies and Marshes	25	50	16.6	20
Pineywoods	12.5	16.7	10	11.1
Post Oak Savanna	12.5	16.7	10	11.1
Rolling Plains	25	50	16.6	20
South Texas Plains	25	50	16.6	20
Trans-Pecos	33.3	100	20	25
Upper Gulf Coast Prairies and Marshes	12.5	16.7	10	11.1
Western Edwards Plateau	25	50	16.6	20



- Blackland Prairie
- Cross Timbers and Prairies
- Eastern Edwards Plateau
- High Plains
- Lower Gulf Prairies and Marshes
- Pineywoods
- Post Oak Savannah
- Rolling Plains
- South Texas Plains
- Trans Pecos
- Upper Gulf Prairies and Marshes
- Western Edwards Plateau



# Wildlife management activities

# Minimum requirements: must completely 3 of 7 activities

1. Habitat control
2. Erosion control
3. Predator control
4. Supplemental food
5. Supplemental water
6. Supplemental shelter
7. Census



# Habitat control

Game population management

Brush management

Riparian management



# Erosion control

Pond/tank construction

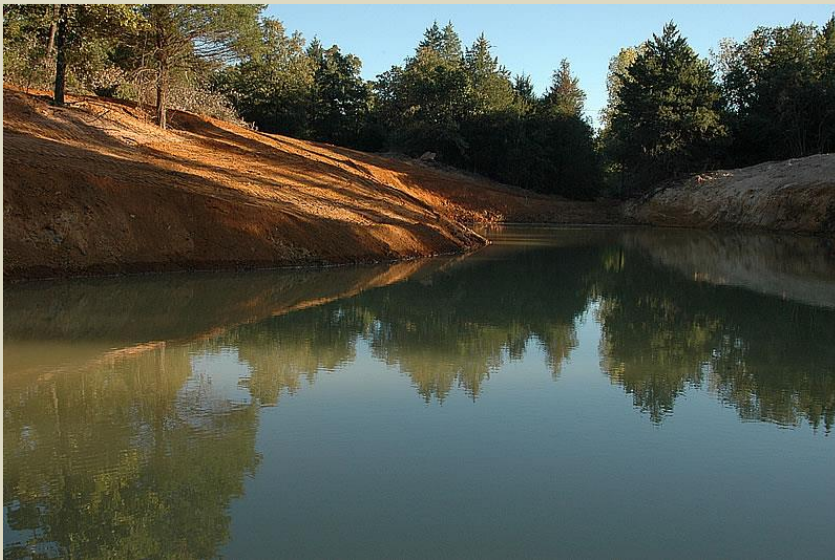
Streamside, pond, wetland re-vegetation

Dam construction/repair

10 Wildlife Management year activity \*\*

\*\* Enhanced recreational value

\*\* Increased property value



# Predator control

Feral animals (hogs, cats, etc.)

Imported Red Fire Ant control

Native predators (skunks, raccoons)



# Supplemental food

Grazing management

Food plots

Feeders & mineral supplementation



# Supplemental Water

Wildlife rain collectors

Wells, troughs, windmill overflow

Spring development/enhancement





# Supplemental shelter

Nest boxes, bat boxes

Brush piles & slash retention

Pasture management (strip mowing)



# Census

Spotlight counts

Harvest data collection

Songbird count



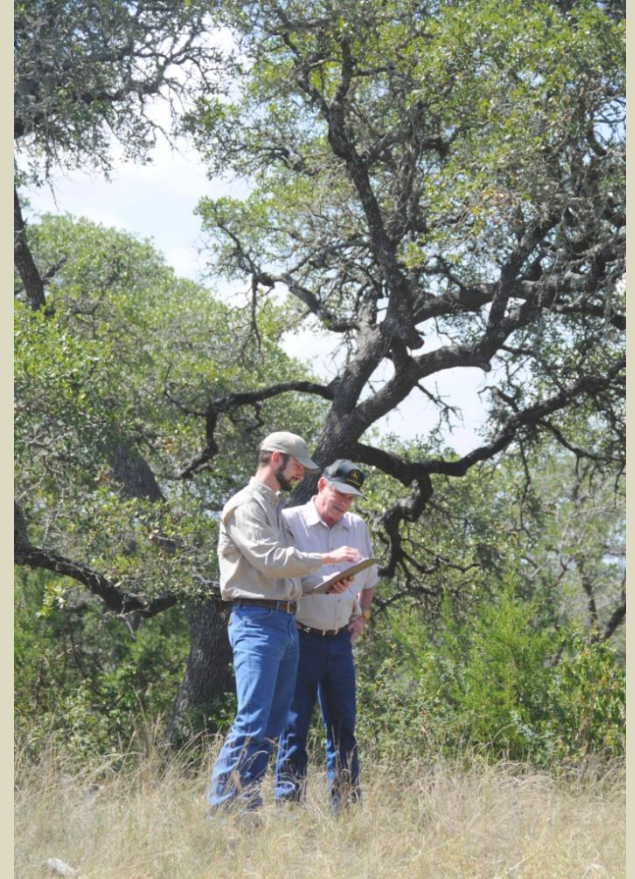
# Is Wildlife Management right for you?

# Consider your options

- Which activities are best for you?
- Management that fits time and budget?
- Which species should I manage for?

Consult with a professional  
Biologist!

Having a quality plan makes it  
Easier to maintain.



# Application process

Filing window is January 1 – April 30

Written Wildlife Management Plan

Required county forms

# Why work with Plateau?



- Private company, est. 1997
- Founders helped establish WMV law
- Central Texas Based
- Serving Texas Landowners
- Staff Wildlife Biologists
- Trained, dedicated field technicians
- Registered Property Tax Consultants

# Why work with Plateau?

- Professional service
  - Ex: why hire a CPA for your income taxes?
- Land & wildlife is our only business
- Largest wildlife management firm in Texas
- More than 4000 landowners in 90+ counties
- 1,000,000 acres converted by Plateau
- Complete plan implementation



# Plateau Wildlife Management Plan includes:

- Consult with CAD & confirm tax status
- Site visit with a Plateau biologist
- Detailed discussion of WM activities & goals
- 5-year Wildlife Management Plan
- Three custom property maps
- Professional representation to the CAD
- Resource notebook

# Plateau products & services

Plateau can help as little or as much as you'd like us to. We have plenty of products & services to serve any wildlife management needs you may have. You can see all products & services Plateau offers in our overview book or online at [plateauwildlife.com](http://plateauwildlife.com).

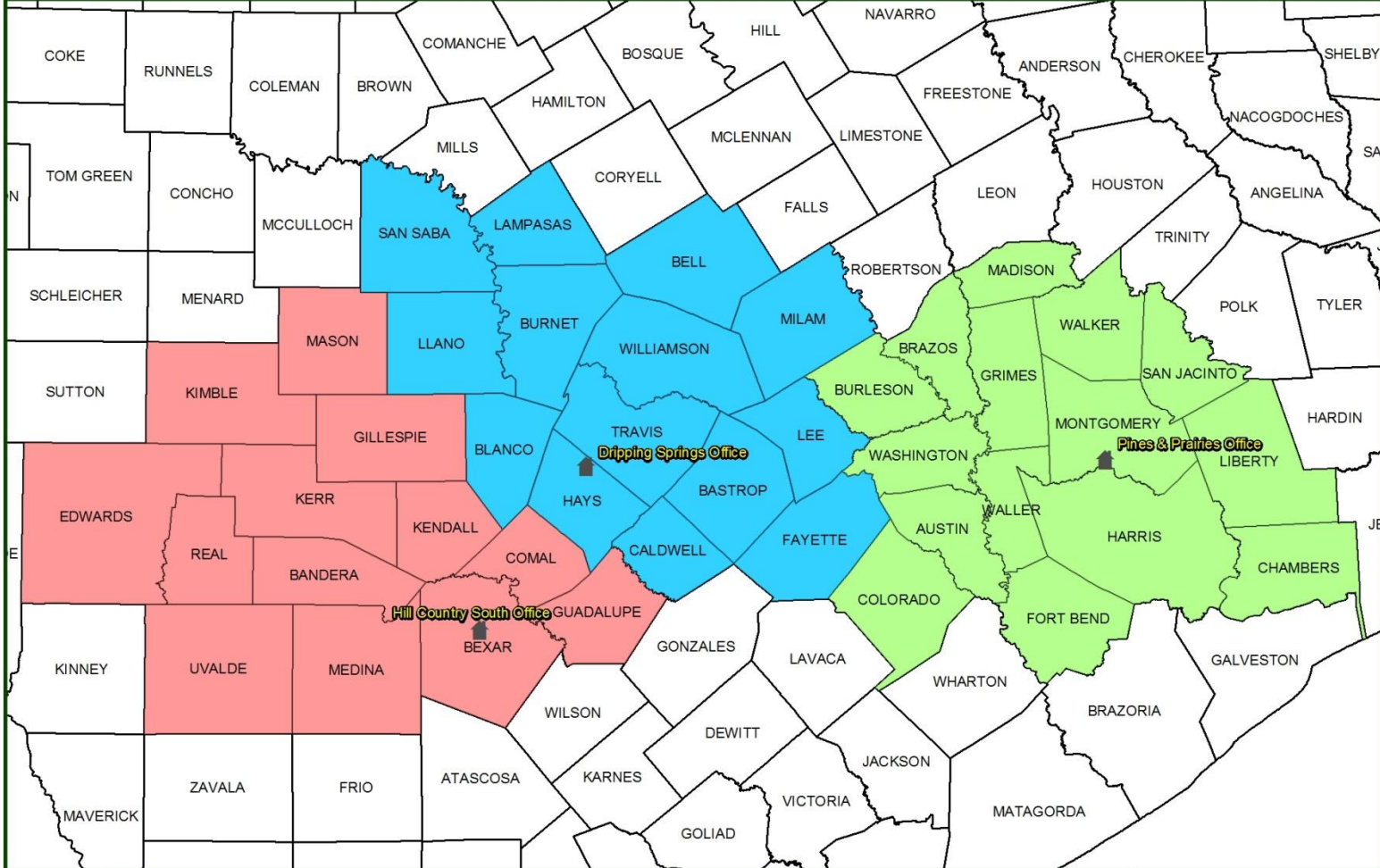


# Frequently asked questions

- Is the Wildlife Management Valuation an additional property tax break?
- Can I move back to Ag once I'm in WMV?
- How many WM activities are required?
- Can I still keep some livestock?
- Is fencing required?
- What are some examples of native Texas wildlife for which I can manage?
- Can part of my land be in Ag & part in WMV?



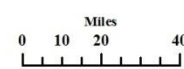
# PLATEAU'S CORE SERVICE AREA



### Service Areas

- Hill Country South
- Dripping Springs
- Pines and Prairies

Office Location



# Thank you!

## Plateau Land & Wildlife Management

*Working with you to protect and enhance your land!*



Clay Whitfill

(281) 615-5879

(512) 894-3479

[cwhitfill@plateauwildlife.com](mailto:cwhitfill@plateauwildlife.com)

[plateauwildlife.com](http://plateauwildlife.com)

