

WISE COUNTY APPRAISAL DISTRICT

400 EAST BUSINESS 380
DECATUR, TEXAS 76234
PHONE: 940-627-3081

Dear Property Owner,

As you know, beekeeping has been designated by the State of Texas as a qualifying agricultural use for agricultural productivity valuation, if used for pollination or for the production of human food or other tangible products having commercial value, provided that the land used is not less than 5 acres or more than 20 acres. (Texas Property Tax Code, Title 1, Chapter 23, Subchapter D, Section 23.51 (2))

Thus, in an effort to produce agricultural valuation schedules, which are based on these productivity values, the Wise County Appraisal District is sending you the attached Beekeeping questionnaire, to assist in gathering information on your agricultural land/beekeeping operation.

This special valuation for agricultural land is a benefit provided to property owners from the State of Texas, that allows qualifying agricultural land to be assessed at a reduced value instead of market value. This value is determined from information obtained from various sources pertaining to income and expense data for beekeeping operations that are used to produce human food or other products having commercial value. It is important that the Wise County Appraisal District obtains current local information on these operations to assist in the valuation process.

Please complete the attached Beekeeping Questionnaire, as it pertains to your operation. In addition to the completed survey, please include any additional documentation, such as:

- Purchase receipts on bees and beekeeping equipment
- Copies of service agreements or leases pertaining to the management of the bee colonies

All property owners building history (**annual application also required if building history**) or that are currently receiving an ag valuation in beekeeping will be required to submit the annual questionnaire to the Wise County Appraisal District. The annual submission will help verify that the operation is still active and will provide data to assist in the valuation process. Failure to submit the requested survey may initiate the removal process for the agricultural valuation on the property.

Sincerely,
Wise County Appraisal District

WISE COUNTY APPRAISAL DISTRICT

Beekeeping Guidelines

The Wise County Appraisal Districts degree of intensity is (6) hives on the first (5) acres with one hive per additional 2.5 acres up to 20 acres. Any additional acreage (above the 5.00 acre minimum) less than 2.5 acres would not require an additional colony (hive).

Acres	Hives
5	6
7.5	7
10	8
12.5	9
15	10
17.5	11
20	12

The minimum degree of intensity was established using the previous definition of an apiary from Section 131.001, of the Texas Agricultural Code. The previous definition of an apiary, was defined as “a place where six or more colonies of bees or nuclei of bees are kept.” House Bill 4538 was introduced in the 2023 legislative session. This bill related to the regulation of beekeeping, which amended the definition of an apiary by removing the six colony minimum. The new definition of an apiary went into effect September 1st, 2023, which is now defined as a place where colonies of bees or nuclei of bees are kept.

Texas Property Tax Code Section 23.51 (2) “Agricultural use” includes the use of land to raise or keep bees for pollination or for the production of human food or other tangible products having a commercial value provided that the land used is not less than 5 acres or more than 20 acres.

Upon qualification the property should qualify for an agricultural productivity valuation that considers both income and expenses that would be typical for the usage.

The hives must be:

- Maintained and kept alive;
- Located on the property for a majority of the year.

Hives should be situated up off the ground. Flowering plants should be planted to support hives, if the hives are in areas, where there is limited vegetation that requires pollination.

WCAD Bee Annual Check List

Property Owner Name: _____

Prop ID#'s _____

Total # of Acres: _____

Total # of Colonies: _____

Inspection of Colonies:

How Often? _____

Dates of Year? _____

Queen Replacement

How often? _____

Date of last replacement? _____

Products produced (Detail):

Supplemented by planting clover? Yes/No

Does an individual supply feed to the colonies? Yes/No

Food Product: _____

Amount of Product Fed: _____

How often is food source provided: _____

Are hives active and on site for a minimum of 185 days? Yes/No

Are any measures taken to keep hives active in winter months? Yes/No

If yes, please describe measures taken (a no answer will not disqualify):

WCAD Supplemental Beekeeping Questionnaire

Property Owner Name: _____

Property ID #'s: _____

Qualification/Acreage Requirement: Section 23.51 of the Texas Property Tax Code as it pertains to bees, states to qualify as an agricultural use, the land must be used to raise or keep bees for pollination or for the production of human food or other tangible products having a commercial value, provided that the land used is not less than 5 acres or more than 20 acres.

Acreage/Density Information

Number of acres used in the bee keeping operation: _____

How many active hives do you have on the property? _____

Operational Information

When did you obtain your equipment for the bees? _____

What type of bees are you raising? _____

Describe any beekeeping education obtained: _____

Which months of the year are the bees located on your property? (Please circle) Jan Feb
Mar Apr May Jun Jul Aug Sept Oct Nov Dec (keep in mind bees must be onsite majority
of calendar year)

Are you planning to continue the bee operation next year? _____

Do you own or lease the bees? _____

If you lease the bees, please provide a copy of the lease agreement.

Who will be managing the bee colony? _____

If a hired beekeeper manages the bees please provide beekeeper contact information:

Required Usage Information (pollination or production of human food or product)-

Describe any pollination procedures/plans for your property: (For example, What plants are on your property now? Do you have clover? Have you planted specific flowers for the bees?)

Was any honey harvested? _____

If yes, how many pounds? _____ From how many hives? _____

Income and Expense Information

If honey was harvested, was any honey sold? _____

If yes, what was the sales price per pound? _____

Did the operation generate revenue from any other source? _____

If yes, what was the source? _____ Revenue Generated \$ _____

Please list all beekeeping expenses by type and dollar amount. Attach copies if preferred rather than listing.

What is the average total expense per hive? _____

Please note: An updated supplemental bee form must be submitted annually on or before April 30th to continue receiving the Agricultural Special Use Appraisal for your property. The bees must be alive, active and producing to qualify and are subject to annual verification.

Signature: _____ Date: _____

Printed Name: _____