

HOCKLEY COUNTY APPRAISAL DISTRICT

STANDARDS FOR DETERMINATION OF DEGREE OF INTENSITY

Legal criteria defining or describing Agricultural use of land as stated by the Property Tax Division of the Texas Comptroller (PTAD) gives a broad scope of options for determining Agricultural use. Specific rules or directives are made very difficult because of the diversity of agricultural production in the State of Texas. Study of PTAD criteria and the close examination of typical farming practices in the area will help to determine if land qualifies under "Degree of Intensity" requirements. Three measures of intensity of agriculture use determine qualification for agriculture use exemption. These include: (1) number of acres in production (2) income produced from agriculture production (3) prudent management concerning actual use of land. These measures are more clearly defined below.

I. NUMBER OF ACRES IN PRODUCTION

- A. Irrigated Cropland - Typically, 10 acres is required to achieve minimum production standards when devoted to cotton or small grain. Five acres of alfalfa should qualify if 4 or more cuttings are harvested.
- B. Dry Cropland - Typically, 20 acres of land is required to achieve minimum production standards when devoted to cotton or small grain.
- C. Native Pastureland - Typically, 50 acres of land is required to achieve minimum production standards when utilized for grazing livestock.
- D. Land qualifying under ASCS requirements for CRP payment.

Exceptions:

- 1. Tracts smaller than the typical tracts may qualify for agriculture use when combined with other tracts to insure a viable farming operation.
- 2. Tracts smaller than the typical tracts that are agriculturally used and are utilized with leased land which also qualify for agriculture use.
- 3. Tracts smaller than the typical tracts that do not join other parcels owned or leased but are used for product storage, equipment storage or handling of livestock.

It is understood that in each application for agriculture exemption listed above the legal description will be provided and category of use (irrigated, dryland, pasture) and acreage of each will be stated.

II. INCOME PRODUCED FROM SALE OF AGRICULTURAL PRODUCTS

- A. The minimum standard for qualified agricultural use under Income Produced should typically gross annual receipts of at least \$1000. This amount is based on U.S. Department of Commerce and U.S. Department of Agriculture guidelines that defines a farm or ranch as any amount of land that would produce annual gross receipts of \$1000 or more.
- B. Land leased or rented and operated by others must generate at least \$200 to the property owner in annual lease or rent income in a typical year.

III. MANAGED IN A PRUDENT MANNER

- A. Land must be utilized and managed to produce agricultural products equal to the typical farm operated and managed to the typical degree of intensity within the area.

Hockley County Appraisal District Bee Guidelines:

- Bees may qualify on tracts of land from 5-20 acres
- Minimum of 5 mainframe hives
- 10 mainframe hives at 20 acres

Bees can be used to establish history with supporting documentation

Hives must be maintained to keep alive

Flowering plants must be planted to support hives if the hives are in areas where there is limited vegetation that requires pollination

Appraisal district will grant agricultural use on the total acreage, not just the area where the hives sit.