

Montgomery Central Appraisal District — Guidelines for Beekeeping

Transcribed from mcad-tx.org/guidelines-for-beekeeping as retrieved August 4, 2026. Source page carries no stated version date.

Overview

Beekeeping is an agricultural use and shall qualify for agricultural use productivity valuation if used for pollination or for the production of human food or other tangible products having a commercial value. (Sec. 23.51 (2) Tax Code).

Acreage Requirement

The State of Texas has set a minimum of 5 acres and a maximum of 20 acres to qualify beekeeping as an agriculture use.

When property owners initially qualify for agricultural appraisal they must show proof of history for agricultural use or beekeeping for any five of the preceding seven years. One way to do this is to ask for export, import or intra-state permits, which are required by the Texas Apiary Inspection Service to transport hives.

Degree of Intensity Standard

The degree of intensity standard is set at a minimum of 5 acres with a minimum of 6 hives. The minimum degree of intensity was established using Section 131.001 Texas Agriculture Code's definition of an apiary, which is a place where six or more colonies of bees or nuclei of bees are kept. A colony is the hive and its equipment and appurtenances including bees, comb, honey, pollen and brood.

For each additional 2.5 acres one additional hive is required. If additional acreage is less than 2.5 acres, no additional hive is required. The table below shows the district's two worked examples: 14.6 acres (9 hives needed) and 19 acres (11 hives needed).

Example 1: 14.6 acres	Hives required	Example 2: 19 acres	Hives required
First 5 acres	6 hives	First 5 acres	6 hives
Additional 7.5 acres	3 hives	Additional 12.5 acres	5 hives
Remaining 2.1 acres	0 hives	Remaining 1.5 acres	0 hives
Total hives required	9 hives	Total hives required	11 hives

Land must be used for bee pollination or production over 50% of the year.

- The hives must be maintained and kept alive.
- Flowering plants must be planted to support hives if the hives are in areas where there is limited vegetation that requires pollination.

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24 & Aug 4, 2026 emails): no county forms beyond the 1-d-1 application; no changes anticipated for the upcoming tax year; owners may be asked to refile with evidence if intensity is not maintained.