

By: Geren

H.B. No. 1925

A BILL TO BE ENTITLED

AN ACT

relating to the transfer of the Texas Farm and Ranch Lands Conservation Program to the Parks and Wildlife Department.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subchapter B, Chapter 183, Natural Resources Code, is transferred to Subtitle E, Title 5, Parks and Wildlife Code, redesignated as Chapter 84, Parks and Wildlife Code, and amended to read as follows:

CHAPTER 84 [~~SUBCHAPTER B~~]. TEXAS FARM AND RANCH LANDS CONSERVATION PROGRAM

Sec. 84.001 [~~183.051~~]. PURPOSE. The purpose of the program established under this chapter [~~subchapter~~] is to enable and facilitate the purchase and donation of agricultural conservation easements.

Sec. 84.002 [~~183.052~~]. DEFINITIONS. In this chapter [~~subchapter~~]:

(1) "Agricultural conservation easement" means a conservation easement in qualified land that is designed to accomplish one or more of the following additional purposes:

(A) conserving water quality or quantity;

(B) conserving native wildlife species through protection of their habitat;

(C) conserving rare or sensitive plant species;

or

1 (D) conserving large tracts of qualified  
2 open-space land that are threatened with fragmentation or  
3 development.

4 (2) "Conservation easement" has the meaning assigned  
5 by Section 183.001, Natural Resources Code [~~"Commissioner" means~~  
6 ~~the commissioner of the General Land Office~~].

7 (3) "Council" means the Texas Farm and Ranch Lands  
8 Conservation Council established under Section 84.011 [~~183.061~~].

9 (4) "Fund" means the Texas farm and ranch lands  
10 conservation fund established under Section 84.008 [~~183.058~~].

11 (5) "Holder" has the meaning assigned by Section  
12 183.001, Natural Resources Code [~~"Land office" means the General~~  
13 ~~Land Office~~].

14 (6) "Program" means the Texas farm and ranch lands  
15 conservation program established under this chapter [~~subchapter~~].

16 (7) "Purchase of agricultural conservation easement"  
17 means the purchase from a willing seller of an agricultural  
18 conservation easement.

19 (8) "Qualified easement holder" means a holder that  
20 is:

21 (A) a state agency, a county, or a municipality;

22 or

23 (B) an organization that is exempt from federal  
24 income taxation under Section 501(a), Internal Revenue Code of  
25 1986, as an organization described by Section 501(c)(3) of that  
26 code and that is organized for the purpose of preserving  
27 agriculture, open space, or natural resources.

1           (9) "Qualified land" means qualified open-space land,  
2 as that term is defined by Section 23.51, Tax Code.

3           Sec. 84.003 [~~183.053~~]. PROGRAM. The Texas farm and ranch  
4 lands conservation program is established as a program of the  
5 department [~~land office~~] for the purpose of administering the  
6 assistance to be provided by the fund for the purchase of  
7 agricultural conservation easements.

8           Sec. 84.004 [~~183.054~~]. TERMS OF AGRICULTURAL CONSERVATION  
9 EASEMENT. (a) An agricultural conservation easement under this  
10 chapter [~~subchapter~~] must be perpetual or for a term of 30 years.

11           (b) The owner of qualified land and a potential purchaser of  
12 an agricultural conservation easement should consider and  
13 negotiate easement terms, including the following considerations:

14           (1) whether the landowner will receive a lump sum or  
15 annual payments;

16           (2) whether the term of the easement shall be  
17 perpetual or for a term of 30 years;

18           (3) whether a term easement is renewable;

19           (4) whether the landowner retains limited development  
20 rights; and

21           (5) the purchase price of the easement.

22           (c) An agricultural conservation easement may not be  
23 assigned to or enforced by a third party without the express written  
24 consent of the landowner.

25           Sec. 84.005 [~~183.055~~]. TERMINATION OF EASEMENT. (a) Any  
26 time after an agricultural conservation easement is acquired with a  
27 grant awarded under this chapter [~~subchapter~~], the landowner may

1 request that the council terminate the easement as provided by  
2 Subsection (b) on the ground that the landowner is unable to meet  
3 the conservation goals as described by Section 84.002(1)  
4 [~~183.052(1)~~]. The termination request must contain a verifiable  
5 statement of impossibility.

6 (b) On receipt of the request for termination, the council  
7 shall notify the qualified easement holder and conduct an inquiry.  
8 Not later than the 180th day after the date the council receives the  
9 request, the council shall notify the parties of the decision to  
10 grant or deny the request for termination. Either party may appeal  
11 the decision in district court not later than the 45th day after the  
12 date of the notification.

13 Sec. 84.006 [~~183.056~~]. REPURCHASE BY LANDOWNER. (a) In  
14 this section:

15 (1) "Agricultural value" means the price as of the  
16 appraisal date a buyer willing, but not obligated, to buy would pay  
17 for a farm or ranch unit with land comparable in quality and  
18 composition to the subject property, but located in the nearest  
19 location where profitable farming or ranching is feasible.

20 (2) "Fair market value" means the price as of the  
21 appraisal date that a buyer willing, but not obligated, to buy would  
22 pay for the land at its best and most beneficial use under any  
23 obtainable development zoning category.

24 (b) If a request for termination of an agricultural  
25 conservation easement is granted under Section 84.005 [~~183.055~~],  
26 the director [~~commissioner~~] shall order an appraisal of the fair  
27 market value and the agricultural value of the property subject to

1 the easement. The landowner shall bear the cost of the appraisal.

2 (c) Not later than the 180th day after the date of the  
3 appraisal under Subsection (b), the landowner must pay to the  
4 qualified easement holder an amount equal to the difference between  
5 the fair market value and the agricultural value. The qualified  
6 easement holder shall pay to the fund any amounts received under  
7 this subsection, not to exceed the amount paid by the fund for  
8 purchase of the easement.

9 (d) Not later than the 30th day after the date of payment by  
10 the landowner under Subsection (c), the qualified easement holder  
11 shall terminate the easement.

12 (e) If the request for termination is denied or if the  
13 landowner fails to make the payment required by Subsection (c) in  
14 the time required by that subsection, the landowner may not submit  
15 another request for termination of the easement before the fifth  
16 anniversary of the date of the last request.

17 Sec. 84.007 [~~183.057~~]. PROTECTED LAND; NOTICE OF TAKING.

18 (a) A department or agency of this state, a county, a municipality,  
19 another political subdivision, or a public utility may not approve  
20 any program or project that requires the use or taking through  
21 eminent domain of private land encumbered by an agricultural  
22 conservation easement purchased under this chapter [~~subchapter~~]  
23 unless the governmental entity or public utility acting through its  
24 governing body or officers determines that:

25 (1) there is no feasible and prudent alternative to  
26 the use or taking of the land; and

27 (2) the program or project includes all reasonable

1 planning to minimize harm to the land resulting from the use or  
2 taking.

3 (b) A determination required by Subsection (a) may be made  
4 only at a properly noticed public hearing.

5 (c) The governing body or officers of the governmental  
6 entity or public utility may consider clearly enunciated local  
7 preferences, and the provisions of this chapter [~~subchapter~~] do not  
8 constitute a mandatory prohibition against the use of the area if  
9 the determinations required by Subsection (a) are made.

10 (d) If, after making the determination required by  
11 Subsection (a), a department or agency of this state, a county, a  
12 municipality, another political subdivision, or a public utility  
13 acquires by eminent domain a fee simple interest in land encumbered  
14 by an agricultural conservation easement purchased under this  
15 chapter [~~subchapter~~]:

16 (1) the easement on the condemned property terminates;  
17 and

18 (2) the entity exercising the power of eminent domain  
19 shall:

20 (A) pay for an appraisal of the fair market  
21 value, as that term is defined by Section 84.006 [~~183.056~~], of the  
22 property subject to condemnation;

23 (B) pay to the qualified easement holder an  
24 amount equal to the amount paid by the holder for the portion of the  
25 easement affecting the property to be condemned;

26 (C) pay to the landowner an amount equal to the  
27 fair market value of the condemned property less the amount paid to

1 the qualified easement holder under Paragraph (B); and

2 (D) pay to the landowner and the qualified  
3 easement holder any additional damages to their interests in the  
4 remaining property, as determined by the special commissioners  
5 under Section 21.042, Property Code.

6 (e) If, after making the determination required by  
7 Subsection (a), a department or agency of this state, a county, a  
8 municipality, another political subdivision, or a public utility  
9 acquires by eminent domain an interest other than a fee simple  
10 interest in land encumbered by an agricultural conservation  
11 easement purchased under this chapter [~~subchapter~~]:

12 (1) the entity exercising the power of eminent domain  
13 shall pay for an appraisal of the fair market value, as that term is  
14 defined by Section 84.006 [~~183.056~~], of the property subject to  
15 condemnation; and

16 (2) the special commissioners shall consider the fair  
17 market value as the value of the property for purposes of assessing  
18 damages under Section 21.042, Property Code.

19 (f) The qualified easement holder shall pay to the fund any  
20 amounts received under Subsections (d) and (e), not to exceed the  
21 amount paid by the fund for the purchase of the easement.

22 Sec. 84.008 [~~183.058~~]. TEXAS FARM AND RANCH LANDS  
23 CONSERVATION FUND. (a) The Texas farm and ranch lands conservation  
24 fund is an account in the general revenue fund that may be  
25 appropriated only to the department [~~land office~~] to be used as  
26 provided by Subsection (b). The fund may not be used for grants to  
27 purchase or acquire any right or interest in property by eminent

1 domain. The fund consists of:

- 2 (1) money appropriated by the legislature to the fund;
- 3 (2) public or private grants, gifts, donations, or  
4 contributions;
- 5 (3) funds from any other source, including proceeds  
6 from the sale of bonds, state or federal mitigation funds, or funds  
7 from any local, state, or federal program;
- 8 (4) proceeds of the sale of real property not required  
9 for the management of real property under Section 31.065(d),  
10 Natural Resources Code; and
- 11 (5) proceeds of the sale of real property under  
12 Section 31.066(d), Natural Resources Code.

13 (b) The fund may be used only:

- 14 (1) to award grants to qualified easement holders for  
15 the purchase of agricultural conservation easements;
- 16 (2) to pay transaction costs related to the purchase  
17 of agricultural conservation easements, which may include  
18 reimbursement of appraisal costs; and
- 19 (3) to pay associated administrative costs of the  
20 department [~~land office~~], not to exceed five percent of the money in  
21 the fund.

22 Sec. 84.009 [~~183.059~~]. ADMINISTRATION OF FUND. (a) The  
23 council may:

- 24 (1) adopt rules necessary to perform program duties  
25 under this chapter [~~subchapter~~];
- 26 (2) request, accept, and use gifts, loans, donations,  
27 aid, appropriations, guaranties, subsidies, grants, or



1 contributions of any item of value for the furtherance of any  
2 purposes of this chapter [~~subchapter~~];

3 (3) establish, charge, and collect fees, charges, and  
4 penalties in connection with the programs, services, and activities  
5 provided for by this chapter [~~subchapter~~];

6 (4) make, enter into, and enforce contracts and  
7 agreements, and take other actions as may accomplish any of the  
8 purposes of this chapter [~~subchapter~~];

9 (5) seek ways to coordinate and leverage public and  
10 private sources of funding;

11 (6) adopt best practices and enforcement standards for  
12 the evaluation of easements purchased through grants from the fund;

13 (7) establish a protocol for the purchase of  
14 agricultural conservation easements and for the distribution of  
15 funds to approved applicants;

16 (8) administer grants awarded to successful  
17 applicants;

18 (9) ensure that agricultural conservation easements  
19 purchased under this chapter [~~subchapter~~] are not inconsistent with  
20 the preservation of open space and the conservation of wildlife  
21 habitat or water; and

22 (10) approve the termination of easements and take any  
23 other action necessary to further the goals of the program.

24 (b) To receive a grant from the fund under this chapter  
25 [~~subchapter~~], an applicant who is qualified to be an easement  
26 holder under this chapter [~~subchapter~~] must submit an application  
27 to the council. The application must:

1 (1) set out the parties' clear conservation goals  
2 consistent with the program;

3 (2) include a site-specific estimate-of-value  
4 appraisal by a licensed appraiser qualified to determine the market  
5 value of the easement; and

6 (3) include a memorandum of understanding signed by  
7 the landowner and the applicant indicating intent to sell an  
8 agricultural conservation easement and containing the terms of the  
9 contract for the sale of the easement.

10 (c) For the purposes of determining the amount of a grant  
11 under this chapter [~~subchapter~~], the value of an agricultural  
12 conservation easement shall be determined by a site-specific  
13 estimate-of-value appraisal performed by a licensed, qualified  
14 appraiser.

15 Sec. 84.010 [~~183.060~~]. CRITERIA FOR AWARDED GRANTS. The  
16 council shall adopt a scoring process to be used in evaluating  
17 applications that considers the following:

18 (1) maintenance of landscape and watershed integrity  
19 to conserve water and natural resources;

20 (2) protection of highly productive agricultural  
21 lands;

22 (3) protection of habitats for native plant and animal  
23 species, including habitats for endangered, threatened, rare, or  
24 sensitive species;

25 (4) susceptibility of the subject property to  
26 subdivision, fragmentation, or other development;

27 (5) potential for leveraging state money allocated to

1 the program with additional public or private money;

2 (6) proximity of the subject property to other  
3 protected lands;

4 (7) the term of the proposed easement, whether  
5 perpetual or for a term of 30 years; and

6 (8) a resource management plan agreed to by both  
7 parties and approved by the council.

8 Sec. 84.011 [~~183.061~~]. TEXAS FARM AND RANCH LANDS  
9 CONSERVATION COUNCIL. (a) The Texas Farm and Ranch Lands  
10 Conservation Council is established to advise and assist the  
11 director [~~commissioner~~] with administration of the program and to  
12 select applicants to receive grants under this chapter [~~subchapter~~]  
13 using the criteria adopted by the council under Section 84.010  
14 [~~183.060~~]. The council consists of eleven members as follows:

15 (1) six members appointed by the governor as follows:

16 (A) two members [~~one member~~] who each operate  
17 [~~operates~~] a family farm or ranch in this state;

18 (B) one member who is the designated  
19 representative of an agricultural banking or lending organization  
20 and who has significant experience lending for farms and ranches or  
21 lands encumbered by conservation easements;

22 (C) two members who are the designated  
23 representatives of a statewide agricultural organization in  
24 existence in this state for not less than 10 years; and

25 (D) one member who is a designated representative  
26 of a statewide nonprofit organization that represents land trusts  
27 operating in this state; and

1                   ~~[(E) one member from a state institution of~~  
2 ~~higher education who has significant experience with natural~~  
3 ~~resources issues, and]~~

4                   (2) five ~~[four]~~ ex officio members as follows:

5                   (A) a [the] commissioner of the Texas Commission  
6 on Environmental Quality, or the commissioner's designee;

7                   (B) the commissioner of agriculture or the  
8 commissioner's designee;

9                   (C) the chair of the Texas Water Development  
10 Board, or the chair's designee ~~[presiding officer of the Parks and~~  
11 ~~Wildlife Commission or the presiding officer's designee]; [and]~~

12                   (D) the state conservationist of the Natural  
13 Resources Conservation Service of the United States Department of  
14 Agriculture or a designee of that person, who serves as a nonvoting  
15 member; and

16                   (E) the presiding officer of the commission or  
17 the presiding officer's designee, who must be a member of the  
18 commission.

19                   (b) Appointed members of the council serve staggered terms  
20 of six years, with two of the members' terms expiring February 1 of  
21 each odd-numbered year.

22                   (c) Appointments to and removal from the council shall be  
23 made by the governor without regard to the race, color, disability,  
24 sex, religion, age, or national origin of the appointees.

25                   (d) The presiding officer of the commission or the presiding  
26 officer's ~~[commissioner or the commissioner's]~~ designee shall serve  
27 as the presiding officer of the council and shall designate from

1 among the members of the council an assistant presiding officer of  
2 the council to serve in that capacity at the will of the presiding  
3 officer of the commission [~~commissioner~~]. The council may choose  
4 from its members other officers as the council considers necessary.

5 (e) A member of the council is not entitled to compensation  
6 for service on the council but is entitled to reimbursement of the  
7 necessary and reasonable travel expenses incurred by the member  
8 while conducting the business of the council, as provided for state  
9 employees by the General Appropriations Act.

10 (f) The council shall meet not less than once each year.

11 (g) A person may not be appointed as a council member if the  
12 person or the person's spouse:

13 (1) is employed by or participates in the management  
14 of a business entity or other organization receiving money under  
15 the program;

16 (2) owns or controls, directly or indirectly, more  
17 than a 10 percent interest in a business entity or other  
18 organization receiving money under the program; or

19 (3) uses or receives a substantial amount of tangible  
20 goods, services, or money under the program other than  
21 reimbursement authorized by law for travel expenses as described by  
22 Subsection (e).

23 (h) In this subsection, "Texas trade association" means a  
24 cooperative and voluntarily joined statewide association of  
25 business or professional competitors in this state designed to  
26 assist its members and its industry or profession in dealing with  
27 mutual business or professional problems and in promoting their

1 common interest. A person may not be an appointed member of the  
2 council if:

3 (1) the person is an officer, employee, or paid  
4 consultant of a Texas trade association for an occupation or  
5 profession with an interest in land conservation that is related to  
6 the occupation or profession; or

7 (2) the person's spouse is an officer, manager, or paid  
8 consultant of a Texas trade association for an occupation or  
9 profession with an interest in land conservation that is related to  
10 that occupation or profession.

11 (i) A person may not be an appointed member of the council or  
12 act as the general counsel to the council if the person is required  
13 to register as a lobbyist under Chapter 305, Government Code,  
14 because of the person's activities for compensation on behalf of an  
15 occupation or profession with an interest in land conservation that  
16 is related to that occupation or profession.

17 (j) It is a ground for removal from the council if a member:  
18 (1) is ineligible for membership under this section;  
19 (2) cannot, because of illness or disability,  
20 discharge the member's duties for a substantial part of the member's  
21 term; or

22 (3) is absent from more than half of the regularly  
23 scheduled council meetings that the member is eligible to attend  
24 during a calendar year without an excuse approved by a majority vote  
25 of the council.

26 (k) The validity of an action of the council is not affected  
27 by the fact that it is taken when a ground for removal of a

1 participating council member exists.

2 (1) If the presiding officer of the council has knowledge  
3 that a potential ground for removal exists, the presiding officer  
4 of the council shall notify the director [~~commissioner~~] and the  
5 governor that a potential ground for removal exists.

6 (m) The presiding officer of the council or that person's  
7 [~~the presiding officer's~~] designee, with the assistance of staff of  
8 the department [~~land office~~], shall provide to members of the  
9 council information regarding a member's responsibilities under  
10 applicable laws relating to standards of conduct for state  
11 officers.

12 (n) A person who is appointed to and qualifies for office as  
13 a member of the council may not vote, deliberate, or be counted as a  
14 member in attendance at a meeting of the council until the person  
15 completes a training program that complies with this section. The  
16 training program must provide the person with information  
17 regarding:

- 18 (1) the legislation that created the council;
- 19 (2) the program to be administered under this chapter  
20 [~~subchapter~~];
- 21 (3) the role and functions of the council;
- 22 (4) the rules of the council, with an emphasis on the  
23 rules that relate to disciplinary and investigatory authority;
- 24 (5) the current budget for the council;
- 25 (6) the results of the most recent formal audit of the  
26 council;
- 27 (7) the requirements of:

1 (A) the open meetings law, Chapter 551,  
2 Government Code;

3 (B) the public information law, Chapter 552,  
4 Government Code;

5 (C) the administrative procedure law, Chapter  
6 2001, Government Code; and

7 (D) other laws relating to public officials,  
8 including conflict-of-interest laws; and

9 (8) any applicable policies adopted by the council or  
10 the Texas Ethics Commission.

11 (o) A person appointed to the council is entitled to  
12 reimbursement, as provided by the General Appropriations Act, for  
13 the travel expenses incurred in attending the training program  
14 regardless of whether the attendance at the training program occurs  
15 before or after the person qualifies for office.

16 Sec. 84.012 [~~183.062~~]. EFFECT ON TAX APPRAISAL. An  
17 agricultural conservation easement under this chapter [~~subchapter~~]  
18 does not affect the eligibility of the property subject to the  
19 easement for appraisal for ad valorem tax purposes under Subchapter  
20 D, Chapter 23, Tax Code.

21 Sec. 84.013 [~~183.063~~]. REPORT TO TEXAS DEPARTMENT OF  
22 TRANSPORTATION. Not later than the 10th day after the date of a  
23 closing of a purchase of an easement under this chapter  
24 [~~subchapter~~], the department [~~land office~~] shall provide the Texas  
25 Department of Transportation a legal description of the property  
26 subject to the easement and shall include with the description the  
27 date the closing occurred.



1 SECTION 2. Section 31.065(d), Natural Resources Code, is  
2 amended to read as follows:

3 (d) If real property acquired by grant, gift, devise, or  
4 bequest is not held as part of the permanent school fund or  
5 possessed, administered, or used by a particular state agency,  
6 board, commission, department, or other particular state entity,  
7 the commissioner may manage that real property or sell or exchange  
8 the real property under terms and conditions the commissioner  
9 determines to be in the best interest of the state. Real property  
10 sold under this subsection must be sold in accordance with Section  
11 31.158. Proceeds of the sale that are not required for the  
12 management of real property under this subsection shall be  
13 deposited in the Texas farm and ranch lands conservation fund  
14 established under Chapter 84, Parks and Wildlife Code [~~183~~]. Real  
15 property acquired under this subsection may be dedicated by the  
16 commissioner to any state agency, board, commission, or department,  
17 a political subdivision or other governmental entity of this state,  
18 or the federal government, for the benefit and use of the public in  
19 exchange for nonmonetary consideration, if the commissioner  
20 determines that the exchange is in the best interest of the state.

21 SECTION 3. Section 31.066(d), Natural Resources Code, is  
22 amended to read as follows:

23 (d) The commissioner may sell any title or interest acquired  
24 by the state under this section in accordance with Section  
25 31.158. Proceeds of the sale shall be deposited in the Texas farm  
26 and ranch lands conservation fund established under Chapter 84,  
27 Parks and Wildlife Code [~~183~~].

1 SECTION 4. (a) Not later than January 1, 2016, the governor  
2 shall make the appointments described by Section 84.011, Parks and  
3 Wildlife Code, as amended by this Act.

4 (b) Not later than January 1, 2016, the General Land Office  
5 and the Parks and Wildlife Department shall enter into a memorandum  
6 of understanding relating to the transfer of the administration of  
7 the Texas Farm and Ranch Lands Conservation Program from the  
8 General Land Office to the Parks and Wildlife Department. The  
9 memorandum of understanding must include a timetable and specific  
10 steps and methods for the transfer on September 1, 2016, of all  
11 powers, duties, obligations, rights, contracts, leases, records,  
12 real or personal property, personnel, and unspent and unobligated  
13 appropriations and other funds relating to the administration of  
14 the Texas Farm and Ranch Lands Conservation Program from the  
15 General Land Office to the Parks and Wildlife Department.

16 (c) On September 1, 2016, the following are transferred to  
17 the Department of Parks and Wildlife:

18 (1) all powers, duties, obligations, and liabilities  
19 of the General Land Office relating to the administration of the  
20 Texas Farm and Ranch Lands Conservation Program;

21 (2) all unobligated and unexpended funds appropriated  
22 to the General Land Office designated for the purpose of the  
23 administration of the Texas Farm and Ranch Lands Conservation  
24 Program;

25 (3) all equipment and property of the General Land  
26 Office used for the administration of the Texas Farm and Ranch Lands  
27 Conservation Program;

1           (4) all personnel, as described by the memorandum of  
2 understanding entered into under Subsection (b) of this section;  
3 and

4           (5) all files and other records of the General Land  
5 Office kept by the office regarding the Texas Farm and Ranch Lands  
6 Conservation Program.

7           (d) Before September 1, 2016, the General Land Office may  
8 agree with the Parks and Wildlife Department to transfer any  
9 property of the General Land Office to the Parks and Wildlife  
10 Department to implement the transfer required by this Act.

11           (e) In the period beginning on the effective date of this  
12 Act and ending on September 1, 2016, the General Land Office shall  
13 continue to perform functions and activities under Subchapter B,  
14 Chapter 183, Natural Resources Code, as if that subchapter had not  
15 been transferred, redesignated, and amended by this Act, and the  
16 former law is continued in effect for that purpose.

17           SECTION 5. This Act takes effect immediately if it receives  
18 a vote of two-thirds of all the members elected to each house, as  
19 provided by Section 39, Article III, Texas Constitution. If this  
20 Act does not receive the vote necessary for immediate effect, this  
21 Act takes effect September 1, 2015.