

January 21<sup>st</sup>, 2025

The Honorable William C. Smith, Jr.  
Chairman, Senate Judicial Proceedings Committee  
Miller Senate Office Building  
11 Bladen Street  
Annapolis, Maryland 21401

**RE: MBIA Letter of Opposition SB 189 Eminent Domain – Agricultural and Conservation Easements – Prohibited Taking**

Dear Chairman Smith,

The Maryland Building Industry Association, representing 100,000 employees of the building industry across the State of Maryland, appreciates the opportunity to participate in the discussion surrounding **SB 189 Eminent Domain – Agricultural and Conservation Easements – Prohibited Taking**.

This bill prohibits the State or any of its instrumentalities or political subdivisions from taking certain property that is subject to a permanent agricultural or conservation easement. MBIA does not support this measure, as eminent domain has proven to be beneficial in certain cases. While agricultural and conservation easements are beneficial to preserving land, a prohibition on eminent domain in these cases could get in the way of important infrastructure projects such as road and highway improvements, building new schools, and expanding access to public utilities. This bill will make it more difficult to acquire land when there is a significant public need.

For these reasons, we respectfully request the Committee to give this measure an unfavorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org)

cc: Members of the Senate Judicial Proceedings Committee