



SB 584 - Certificates of Public Convenience and Necessity and Transmission Lines - Notice to Landowners

Position: Support with Amendments

Maryland REALTORS® supports the notification requirements set forth in SB 584. Ensuring that property owners and adjacent property owners receive timely, clear notice of proposed transmission line construction is fundamental to protecting private property rights and promoting transparency in the public utility approval process.

While we strongly support robust notice requirements, we have concerns with voiding an application if required notice is not provided and requiring the applicant to begin the entire process anew. Automatically voiding an application may create unnecessary delay, uncertainty, and added costs for all parties—including property owners—without materially advancing the goal of ensuring proper notice.

Restarting the entire process could significantly prolong infrastructure decisions and create inefficiencies, even in cases where a notice defect is technical or inadvertent and can be promptly cured. Therefore, we recommend striking subsection (E) in its entirety and amending (D)(2) to allow the Public Service Commission to pause the review timeline until compliance is demonstrated.

This approach maintains the integrity and enforceability of the notice requirement while avoiding the disproportionate consequence of voiding an otherwise complete application. It ensures that no hearing or approval proceeds without proper notice, while preserving administrative efficiency and procedural fairness.

Property owners deserve meaningful notice and a fair opportunity to be heard before decisions are made. We respectfully urge a favorable report on SB 584 with the proposed amendment.

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