

Congxin Xie

208 Hopkins Rd, Mickleton, NJ,08056

Congxinxie@gmail.com

609-949-2999

February 27, 2026

Testimony in Support of HB1210 – Certificates of Public Convenience and Necessity and Transmission Lines - Notice to Landowners

To: Environment and Transportation Committee

From: Congxin Xie

Dear Delegates Tomlinson, Baker, Bouchat, Ciliberti, Hornberger, Mangione, Miller, Pippy, Rose, Stonko, Valentine, and Wivell, and Members of the Environment and Transportation Committee,

My name is Congxin Xie, and I own residential/investment property in Carroll County, Maryland (primary residence in New Jersey). I am writing to express **my strong support for HB1210**, Certificates of Public Convenience and Necessity and Transmission Lines - Notice to Landowners, which requires utilities to send certified notice to affected landowners before applying for a transmission line CPCN.

Personal Introduction

I own the property at 2038 Littlestown Pike, Westminster, MD 21158, which includes a historical barn, fields, multiple rental units (currently occupied by tenants), and other structures. I purchased this investment property with the intention of upgrading the historical barn into a wedding venue and grow lavender in the field—plans that would create a sustainable small business, generate income, and preserve the area's rural heritage. Currently, tenants live in the house (with separate units) and some garage spaces are rented, providing steady rental income. However, the proposed Maryland Piedmont Reliability Project (MPRP)—a 500kV high-voltage transmission line that would cross my land—jeopardizes all of this. The potential 150-foot-wide easement via eminent domain would disrupt tenant living conditions, halt barn renovations and lavender planting, reduce property value, and threaten rental stability. As an out-of-state owner, early and formal notice from the utility is even more critical, as I lack local day-to-day awareness and was caught off guard by the advanced PSC application process.

Impact of the Bill

HB1210 would offer vital protection for me and hundreds of other Maryland property owners—residents, investors, farmers, and small business owners—in Carroll, Baltimore, and Frederick counties facing the MPRP or similar projects. By mandating certified notice before a CPCN application, the bill ensures clear, timely information about the proposed route, impacts, and rights to intervene—allowing out-of-state owners like me to engage meaningfully early on. If notice is not properly given, hearings must be redone and the application can be voided, enforcing accountability on utilities. In my situation, this would provide time to assess tenant concerns (e.g., safety, views, noise from construction), document interference with wedding venue development (e.g., visual blight on events) and lavender farming (e.g., potential electromagnetic or soil issues) and explore alternatives or mitigations. The bill promotes fairness, minimizes conflicts, and safeguards investments/rentals without impeding grid needs—it simply prevents landowners from being blindsided, especially when projects serve external demands like Virginia data centers.

Addressing Counterarguments

Some may argue that notice requirements could delay essential infrastructure or add costs. These are outweighed by the benefits: early notice avoids later disruptions (like the MPRP's community resistance, halted surveys, and lawsuits), encourages smarter options (e.g., existing corridors), and builds trust. The bill focuses narrowly on transmission lines and upholds basic due process—landowners, including absentee owners with tenants, deserve advance certified notice when their property and plans are targeted.

Call to Action

I respectfully urge you to support HB1210 and advocate for its passage to ensure affected landowners (including out-of-state owners) receive timely, certified notice, protect Maryland's private properties, rental investments, farmland, and small business potential, and foster a more transparent process for transmission infrastructure.

Thank you for your time and attention to this important matter. If you have any questions or would like additional information, please feel free to contact me at [your email] or [your phone number]. I appreciate your dedication to serving our community and look forward to seeing your leadership on this issue.

Sincerely,

Congxin Xie

Feb 27, 2026

