



## **House Bill 1244 - Overhead Transmission Lines and Eminent Domain - Property Value - Damages**

### **Position: Support**

Maryland REALTORS® supports HB 1244 as a fair and necessary update to Maryland's eminent domain framework.

This bill recognizes the real-world impacts that infrastructure projects can have on nearby homeowners—even when no physical taking occurs on their property. Properties located adjacent to overhead transmission lines routinely experience diminished market value due to visual impacts, perceived health and safety concerns, and buyer hesitation.

Appraisers, real estate professionals, and homeowners alike understand that proximity matters. Yet under current law, these losses often go uncompensated simply because the transmission line is constructed on a neighboring parcel.

HB 1244 appropriately acknowledges that a taking within close proximity—particularly within 300 feet of a residence—can directly and measurably reduce the value of surrounding homes. By expanding what constitutes compensable damages, this bill aligns Maryland law with how property markets actually function. Homeowners should not be forced to absorb financial losses caused by public infrastructure projects over which they have no control.

For these reasons, REALTORS® urge a favorable report on HB 1244.

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