



Maryland

Energy Administration

TO: Chair Korman, Vice Chair Guyton, and Members of the Environment and Transportation Committee
FROM: MEA
SUBJECT: HB 1244 - Overhead Transmission Lines and Eminent Domain - Property Value - Damages
DATE: March 3, 2026

MEA Position: LETTER OF INFORMATION

The Maryland Energy Administration (MEA) offers the following information regarding House Bill 1244, which attempts to create a new cause of action related to the use of eminent domain for the purpose of constructing overhead transmission lines and guarantees that the property owner of condemned land the ability to challenge a final administrative action in Circuit Court if they believe they did not get fair market value for their seized property.

MEA believes this legislation is, at least in part, unnecessary, as it is currently the case that property owners who have land acquired through eminent domain are able to challenge a final administrative action in court if they believe they did not get fair market value for their seized property.

The bill also specifies a cause of action whereby property owners who *did not* own property that was taken through the eminent domain process to bring an action for diminished value of their property if the overhead transmission line is within 300 feet of the property owner's residence. Though MEA believes such a cause of action already exists, this will undoubtedly add litigation and other expenses to the process of siting overhead transmission lines in the State.

Maryland is at an energy crossroads, where it has become necessary to develop additional in-State assets such as generation or transmission to serve the current and future electricity needs of the State. MEA encourages careful consideration of new statutes that would further complicate the process of siting assets in the State, a process that is already complex and that requires robust public input.

Our sincere thanks for your consideration of this testimony. For questions or additional information, please contact Landon Fahrig, Legislative Liaison, at landon.fahrig@maryland.gov or 410.913.1537.