

**SB 451: Eminent Domain - Just Compensation - Fees and Costs: Please vote TO SUPPORT** this bill.

Dear Judicial Proceedings Committee:

I am writing to express my **strong support for SB 451**, concerning **Eminent Domain – Just Compensation – Fees and Costs**.

When the government exercises its extraordinary power of eminent domain, **property owners must be made whole**. **SB 451 helps ensure that “just compensation” is truly just**, not eroded by forcing property owners to absorb significant legal fees and costs simply to defend their rights.

As current law stands, many property owners are placed in an unfair position: they must choose between accepting inadequate compensation or paying out-of-pocket to challenge the government’s valuation. **That imbalance undermines due process and disproportionately harms individuals, families, and small businesses** that lack the resources to engage in prolonged legal disputes.

**SB 451 restores fairness** by recognizing that when the government takes private property for public use, the cost of ensuring lawful and accurate compensation should not fall on the property owner. Reimbursing reasonable fees and costs promotes **transparency, accountability, and good-faith negotiations**, while discouraging low initial offers that rely on financial pressure rather than fair valuation.

This bill does not weaken the state’s ability to pursue legitimate public projects. Instead, it **reinforces constitutional protections, strengthens public trust, and ensures that eminent domain is exercised responsibly and ethically**.

For these reasons, I respectfully urge you to **support SB 451** and stand up for the fundamental property rights of Maryland citizens.

Thank you for your time and thoughtful consideration.

Respectfully,

Trudy Tibbals