

February 17, 2026

To: Honorable Members of the Judicial Proceedings Committee

From: Derek Seibel, 2490 Barrister Dr., New Windsor, MD

Honorable Members of the Judicial Proceedings Committee,

I am writing today in support, with amendments, of SB0630 Overhead Transmission Lines and Eminent Domain - Property Value - Damages. My family is one of thousands of Maryland families whose lives have been derailed following the announcement of the Maryland Piedmont Reliability Project (MPRP). The proposed path of the MPRP runs directly behind our property to the north, adjacent to the property line of our next-door neighbor to the east, and wraps around in front of our property to the south. This high voltage transmission line would render our house unlivable while simultaneously substantially devaluing the property and making it extremely hard to sell, even at a substantial loss. Despite this diminishment of our property value, we will receive no compensation because our land will not be forcibly seized via eminent domain. Our property is less than 300 feet from the proposed right-of-way, but our home is just over 400 feet from the right-of-way, with my 6-year-old son's room being the closest (followed by my 5-year-old daughter's room, and my 4 month old son's room). Studies have consistently shown that deleterious health effects are possible within 500 feet of high voltage transmission lines. I support the intent of SB0630, but I think the distance should be expanded to 500 feet from 300 feet as most people would not gamble their children's future health by choosing to live within 500 feet of a high voltage transmission line. 500 feet is also an agreed upon metric for community impacts in CPCN applications, with the number of residences within 500 feet of a proposed transmission line being included in routing study impact metrics. Providing the means to receive some compensation for the real property value decrease properties within 500 feet of a transmission line experience would shorten the time it will take to claw our way back to financial stability for those of us who will be forced to move if the MPRP is constructed. I ask that the honorable members of this committee provide a favorable recommendation for SB0630, with the amendment to increase the distance from 300 feet to 500 feet.

Thank you for the opportunity to provide input, for your time, and for your consideration.

Sincerely,

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