



Introduction

This pamphlet contains some helpful information on the real estate process and easement purchase process in the event the MPRP is approved by the Maryland Public Service Commission, and contains information about some permitted and prohibited activities near the transmission lines.

Real Estate Process

Siting/Tract identification

Define the area and nature of the property rights needed based on selected route.

Discussions with Property Owner

Land Agent engages with property owner to explain the project, answer questions, and outline the process for assessing the property and next steps.

Starting the week of November 18

Temporary Right of Entry (ROE)

Temporary access to property for conducting preliminary studies. Right of Entry (ROE). ROEs are not easements and convey nothing permanently.

Preliminary Assessment and Survey

Perform a site survey to define exact boundaries and scope of easement.

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Compensation

Compensation for easement, and/or crop yield loss or crop damage.

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Agreement

Parties sign agreement (ROW is 150 feet wide over a portion of the property).

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Negotiations

Land Agent will present easement agreement and compensation offer to property owner.

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Valuations and Discussions

Conduct an appraisal to determine fair compensation.

If a Certificate of Public Convenience and Necessity is granted from the PSC, move to steps 7 to 10 above.

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Maryland Public Service Commission (PSC) Decision

Timeline subject to PSC schedule.

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Maryland Public Service Commission Application

A public process through which the State evaluates the merits, substance, and impact of an application, including but not limited to the route that will be needed for a transmission right of way. *Estimated submission by end of 2024.*

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The MPRP Right-of-Way Guidelines

Guidelines are not all-inclusive. All ROW joint use proposals will be reviewed on a case-by-case basis.

Certain conditions such as inspection requirements, construction access, transmission line voltage and line criticality may require elevated restrictions in the ROW properties to provide safe and reliable service.



Prohibited Uses in ROW:

Below are some prohibited uses around the transmission lines in the right-of-way (ROW).

- Burning activities.
- Storage of hazardous/toxic materials, waste, substance, equipment or vehicles.
- Combustible gas blow-off/blow-down valves.
- Swimming pools.
- Kite Flying, Model Airplane Flying or similar activity.
- Vehicle fueling/refueling.
- Excavation work by means of dragline, cable-type crane or other machine.
- Septic Tanks, drain fields, absorption pits, retention ponds, wells, burial grounds, sports fields, tennis courts, underground vaults, and similar immovable in-ground or underground facilities.
- Conductive objects (metallic fences, pipes, rails, or wires) that parallel lines.
Livestock fencing may be addressed on a case-by-case basis.

Permitted Uses in ROW:

Below are some permitted uses around the transmission lines in the right-of-way (ROW).

Vegetation and Agriculture may be grown, including adjacent to the structure bases. Plowing / tillage, planting, harvesting and crop management are permitted.



Trees with a natural mature height less than twenty-five (25) feet.

Drone application of materials for agriculture purposes is allowed in accordance with the FAA rules and regulations.



Equipment under twenty (20) feet in height, or extends no more than twenty (20) feet in height.