

Section 1 - Sample Provision Excerpt (Public Preview)

No radio or television aerial shall be attached- to or hung from a window-or the exterior of the building.

9.

All radio, television or other electrical equipment of any kind or nature installed or used in each Unit shall -fully comply with al1 rules, regulations, requirements or recommendations of the New York Board of Fire Underwriters and the

ISSUE #1



MARKUP #1 ->



MARKUP #1 · POTENTIAL FED LAW CONFLICT

BOARD & COUNSEL REVIEW

Sec. 1 (p. 2): Blanket ban, sub-1-meter size cap, or prior approval requirement on satellite dishes or antennas is preempted by federal FCC OTARD regulations.

Statutory / Legal Reference: 47 C.F.R. § 1.4000 (FCC OTARD Rule)

Statutory Comparison: The FCC Over-the-Air Reception Devices rule (47 C.F.R. § 1.4000, as expanded by the 2021 OTARD Report and Order, FCC 21-10) preempts community association restrictions that prohibit, charge application fees for, require prior architectural approval for, or impose sub-1-meter (39.37-inch) diameter caps on the installation, maintenance, or use of television broadcast antennas, direct-broadcast...

CURRENT WORDING IN DOCUMENT:

No radio or television aerial shall be attached- to or hung from a window-or the exterior of the building. 9. All radio, television or other electrical equipment of any kind or nature installed or used in each Unit shall -fully comply with al1 rules, regulations, requirements or recommendations of the New York Board of Fire Underwriters and the...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided that this restriction shall not prohibit or require prior approval for any owner or occupant installing an antenna, fixed wireless broadband hub/relay device, or satellite dish of one meter (39.37 inches) or less in diameter within areas under the owner's or occupant's exclusive use or control, in accordance with FCC OTARD regulations (47 C.F.R. § 1.4000).