

**FALL RIVER HOUSING AUTHORITY
TENANT-OWNED SECURITY CAMERA POLICY**

1. PURPOSE

To provide clear guidelines for tenants who wish to install personal security cameras inside their units, ensuring safety while protecting privacy, property, and compliance with Massachusetts law.

2. SCOPE

Applies to all FRHA tenants. Covers tenant-owned cameras inside units and sets rules for installation, use, and restrictions. It does not cover FRHA-installed video surveillance systems.

3. POLICY

3.1. Use Inside Tenant Units. Tenants may install and operate security cameras inside their unit (e.g., living room, bedroom, kitchen) provided:

- a) Cameras are positioned to record only the tenant's personal space.
- b) Cameras do not capture video or audio from shared hallways, other units, or areas where other residents have a reasonable expectation of privacy.¹
- c) Installation does not damage FRHA property.

3.2. Exterior and Common Areas

- a) Cameras may not be installed in hallways, stairwells, lobbies, laundry rooms, parking lots, or other shared spaces without written permission from FRHA.
- b) Exterior-facing cameras (including doorbell cameras) require prior written approval from FRHA.

3.3. Installation Guidelines

- a) No drilling, hardwiring, or alteration of walls, doors, or electrical systems without FRHA's written consent.
- b) Tenants are encouraged to use non-invasive devices (e.g., WiFi-enabled, battery-powered cameras).
- c) Any approved installation must be removed upon move-out and the unit restored to original condition.

3.4. Privacy and Legal Compliance. Tenants must comply with all applicable laws, including Massachusetts' two-party consent law for audio recording.

- a) Audio recording requires notifying and obtaining consent from all parties being recorded.
- b) Video-only recording is permitted, provided it does not infringe on others' reasonable expectation of privacy.
- c) Cameras may not be used for harassment, intimidation, or surveillance of other tenants, staff, or visitors.

¹ FRHA Lease, Sec V (E) Other Legal Use of Premises: *Any activities or modifications require prior written approval and must not cause disturbance or expense to FRHA.*

- 3.5. Lease Agreement
 - a) The tenant’s lease remains the governing document. Any provisions regarding alterations, common areas, or security devices must be followed.
 - b) Violations of this policy or lease terms may result in removal of the device and/or lease enforcement actions.

4. RESPONSIBILITIES

- 4.1. Tenants are responsible for all costs associated with installation, maintenance, and removal of the device.²
- 4.2. Tenants are responsible for the lawful use of their cameras.
- 4.3. Upon vacating the unit, tenants must remove the camera and restore the area to its original condition.

5. ENFORCEMENT

- 5.1. Unauthorized installations may result in written notice, removal requirements, and/or lease enforcement actions.
- 5.2. Repeated violations may be considered a breach of lease.
- 5.3. FRHA reserves the right to inspect installations for compliance and to require removal of unauthorized or non-compliant devices.

6. TENANT ACKNOWLEDGMENT

All tenants must sign an acknowledgment form agreeing to abide by this policy.

*I, _____, have read and understand the **Tenant-Owned Security Camera Policy**. By signing below, I agree to comply with all terms and conditions stated herein.*

Tenant Signature: _____

Date: _____

FRHA Representative: _____

Date: _____

² FRHA Lease, Sec. III (C) (1) Repairs/Replacement: *Tenants are responsible for costs of repairs due to intentional or negligent damage beyond normal wear and tear.*