



601 Heritage Drive, Suite 450 | Jupiter, FL 33458

Audio Recording Device Disclosure

Property Address: _____

Notice to Owners, Landlords, and Property Managers:

Under New York State Penal Law, it is prohibited to eavesdrop on private conversations using electronic means, such as recording, live-streaming, or otherwise capturing discussions, when you are not directly involved in the exchange. This applies specifically to conversations that occur during real estate activities on the premises, including but not limited to property showings and open houses.

If any monitoring equipment is active within the property, you are required to disclose this clearly. All individuals accessing the premises must be informed that such devices are in use. These may include, though are not limited to, smart home systems, security cameras, computers, webcams, nanny cams, or other concealed recording tools.

Disclosure Regarding Audio/Video Monitoring Equipment on Premises:

The property identified above contains a device capable of capturing audio, video, or other forms of communication involving visitors to the premises.

Device is Active: Please be advised that this equipment is currently operational and may capture, transmit, or store conversations or other sounds occurring within the property.

IMPORTANT NOTICE: Prospective buyers, tenants, and cooperating agents should assume that discussions held inside the property may be accessible to the party operating the device.

Device is Inactive: This equipment has been turned off and is not recording, streaming, or otherwise collecting any audio from within the premises.

Seller/Landlord/Property Manager

I acknowledge that I have received and reviewed this notice. I hereby grant my agent permission to share this disclosure with any potential buyer, tenant, or cooperating agent, ensuring they are informed and have given their acknowledgment prior to any scheduled property showing.

Seller/Landlord/Property Manager Signature

Date

Seller/Landlord/Property Manager Signature

Date

Purchaser/Tenant/Cooperating Broker

By signing below, the buyer, tenant, or cooperating broker confirms their understanding and acceptance that, if noted above, the seller, landlord, or property manager may be able to listen to or access audio recordings of conversations that take place within the property.

Purchaser/Tenant/Cooperating Broker Signature

Date

Purchaser/Tenant/Cooperating Broker Signature

Date