

Antennas

There is some ongoing confusion regarding antennas, converter boxes, and the upcoming digital TV conversion. The State Office has researched the issue and has come up with the following:

According to the FCC, in order to receive over-the-air digital programming (as opposed to digital programming provided by a paid provider such as cable or satellite TV service), you will need:

(1) a DTV (a TV with a digital tuner)

-OR- an analog TV connected to a digital-to-analog converter box

-AND-

(2) a broadcast antenna (either a rooftop antenna or "rabbit ears" connected to your set).

In general, an antenna that provides quality reception of over-the-air analog TV broadcasting should work for digital TV broadcasting. (For more DTV FAQs please see <http://www.dtv.gov/consumercorner.html#faq1>)

Issue #1 We have heard from both tenants and management companies asking who is responsible to pay for the converter box: The box should be paid for by the individual tenants. The boxes cost between \$40 and \$80, depending on the retailer. Tenants can apply for a \$40 coupon at <https://www.dtv2009.gov/> or by calling 1-888-DTV-2009. Currently applications are being taken for the coupons, the program has run out of funding and the program is issuing new coupons as older coupons expire. The websites listed above also have a "Find a Retailer" function.

Issue #2 We have heard from some properties that their older antenna is not working with the converter box /or that the building antenna has not been replaced when hit by lightning or is otherwise not working : The information from the FCC says most antennas should work with the conversion , however some older antennas are not proving to be compatible with the new signal. If the boxes are in place and correctly installed and the system still does not work, some projects have found they require an upgrade or replacement of the rooftop antenna. If the building antenna is not working , the tenant will not be able to get free, over-the-air channels even if they have purchased the converter box. It is the project's responsibility to maintain the building antenna, whether or not most of the tenants choose to pay for cable. [This expense may be considered a capital improvement and be taken out of the reserve.](#) (See 1924-A, 406-1 Antenna Systems: A master television antenna system should be provided for each multi-family project which consists of twenty or more dwelling units or with three or more floors, and for which cable service (CRTV) has not been installed).