

DRONE SIGHTING – APARTMENT COMPLEX

Union of Saints

Educational and Public Safety Information

A drone may legally be flown at or over an apartment complex under certain circumstances. Drone operation is regulated by federal aviation law, and additional property, privacy, safety, and Arizona laws may apply.

FAA Rules

The Federal Aviation Administration regulates drone operations in the United States. Drone operators must follow applicable airspace restrictions, altitude limits, visual line of sight requirements, registration requirements, Remote ID requirements, and federal safety rules.

Recreational drone operations generally must remain at or below 400 feet in uncontrolled airspace. Operations in controlled airspace may require FAA authorization.

Flying Over Residents

Federal rules regulate certain drone operations over people. Commercial operations conducted under Part 107 must meet applicable FAA requirements before operating over people.

Drone operators are responsible for operating safely and following the rules that apply to the specific flight.

Apartment Property

Apartment owners and management may establish rules concerning the use of apartment property for drone operations. Private property owners may generally prohibit a person from using their property to launch or land a drone.

Residents who observe drones launching or landing from apartment property may contact management to determine whether the operation was authorized under community rules.

Privacy

Drone flight and privacy are separate legal issues. The FAA regulates aviation safety and airspace but does not generally regulate privacy.

A drone that repeatedly hovers near apartment windows, balconies, patios, or other areas where residents have privacy concerns may raise additional legal questions depending on the circumstances, conduct, recording activity, and applicable law.

Arizona Law

Arizona regulates certain drone activity under **A.R.S. § 13-3729**. The statute addresses unlawful operation of unmanned aircraft and includes operations that violate applicable federal aviation law.

Arizona law also prohibits certain drone operations that interfere with law enforcement, firefighters, emergency medical services, or other emergency operations.

Remote ID

Many drones that are required to be registered with the FAA must comply with **Remote ID** requirements.

Remote ID allows a drone in flight to broadcast identification and location information. The system is intended to provide information about drones operating in the airspace and assist authorities when necessary.

WHEN A DRONE SIGHTING MAY REQUIRE CLOSER ATTENTION

The presence of a drone at an apartment complex does not establish that a law has been violated. Residents should pay closer attention when a drone:

- Repeatedly hovers immediately outside apartment windows
- Appears to be recording inside private living areas
- Repeatedly approaches balconies or private patios
- Follows or tracks an individual
- Flies dangerously close to residents
- Operates in a manner that creates a safety hazard
- Repeatedly returns to the same residence or individual
- Appears to interfere with police, firefighters, or emergency personnel
- Operates in violation of applicable FAA restrictions

DOCUMENTING A DRONE SIGHTING

Residents who are concerned about repeated or unusual drone activity can document what they personally observe.

Record the **date, time, approximate duration, location, direction of travel, description of the drone, repeated flight pattern, and specific conduct observed**. Photographs or video may also help document the activity when they can be obtained safely and lawfully.

Avoid confronting the operator or attempting to interfere with, damage, capture, or bring down the aircraft.

If the activity creates an immediate safety concern or appears connected to criminal conduct, contact the appropriate authorities.

Educational Notice • Community Awareness • Public Safety

This material is provided for general educational purposes and does not constitute legal advice. Drone laws and FAA requirements may depend upon the aircraft, operator, airspace, location, and circumstances of the flight.