



Federal Communications Commission
Enforcement Bureau
Region One

Region One Regional Office
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Annapolis Junction, Maryland 20701
(301) 725-1996

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June 27, 2025

BY UPS AND FIRST-CLASS MAIL

Hampden Realty LLC
270 North Avenue, Suite 708
New Rochelle, New York 10801-5130

Exclusive 1 Realty Corporation
86-15 Ava Place, #4E
Jamaica, New York 11432

**NOTICE OF ILLEGAL
PIRATE RADIO BROADCASTING**

Case Number: EB-FIELDNER-24-00036545

The New York Office of the Federal Communications Commission's (FCC) Enforcement Bureau is investigating a complaint about an unlicensed FM broadcast station operating on frequency 89.3 MHz. On June 11, 2024, November 13, 2024, and January 16, 2025, agents from the New York Office confirmed by direction finding techniques that radio signals on frequency 89.3 MHz were emanating from the property at 2269 Hampden Place, Bronx, New York 10468 (Property). Publicly available records identify Hampden Realty LLC as the owner of the Property,¹ and on-site notices identify Exclusive 1 Realty Corporation as the site's property manager. The FCC's records show no license issued for operation of a radio broadcast station on 89.3 MHz at this location.

Radio broadcast stations operating on certain frequencies,² including 89.3 MHz, must be licensed by the FCC pursuant to the Communications Act of 1934, as amended (Act).³ Although the FCC's rules create exceptions for certain extremely low-powered devices, we have determined that those exceptions do not apply to the transmissions observed as originating from the Property. Accordingly, the station operating on the Property may be violating the Act.⁴

¹ *New York City Department of Finance, Property Tax Public Access*, <https://a836-pts-access.nyc.gov/care/datalets/datalet.aspx?mode=profileall2&s&UseSearch=no&pin=2032340011&jur=65> (last visited June 11, 2025).

² 47 CFR § 73.201.

³ 47 U.S.C. § 301.

⁴ *See, e.g., id.* § 511.

Under section 511(a) of the Act, persons or entities found to willfully and knowingly suffer (*i.e.*, permit) a third party to engage in so-called “pirate radio” broadcasting on their property can face significant financial penalties.⁵ **Accordingly, you are hereby notified and warned that the FCC may issue a fine of up to \$2,453,218 if, following the response period set forth below, we determine that you have continued to permit any individual or entity to engage in pirate radio broadcasting from the property that you own or manage.**⁶

If you do not respond to this Notice, the FCC may nonetheless determine that, as a legal matter, you have sufficient knowledge of the above-referenced pirate radio activity to support enforcement action against you. Service of this Notice to you or your agent establishes the foundation, along with other evidence, that could lead to significant financial penalties.

You have ten (10) business days from the date of this Notice to respond by providing evidence that you are no longer permitting pirate radio broadcasting to occur at the Property. In addition, we request that you identify the individual(s) engaged in pirate radio broadcasting on the property that you own or manage. Your response should be sent to the address in the letterhead and reference the listed case number. Under the Privacy Act of 1974,⁷ we are informing you that the FCC’s staff will use all relevant material information before it to determine what, if any, enforcement action is required to ensure your compliance with the FCC’s rules. This will include any information that you disclose in your reply.

You may contact this office if you have any questions.

David C. Dombrowski
Regional Director, Region One
FCC Enforcement Bureau

Enclosures:

Excerpts from the Communications Act of 1934, As Amended
Enforcement Bureau, "Inspection Fact Sheet", March 2005

⁵ *Id.* § 511(a).

⁶ See 47 CFR 1.80(b)(6); *Amendment of Section 1.80(b) of the Commission’s Rules, Adjustment of Civil Monetary Penalties to Reflect Inflation*, Order, DA 25-5, 2025 WL 100529, *6 (EB Jan. 3, 2025); see also, *Annual Adjustment of Civil Monetary Penalties to Reflect Inflation*, 90 Fed. Reg. 3710 (Jan. 15, 2025) (setting January 15, 2025, as the effective date for the increases).

⁷ 5 U.S.C. § 552a(e)(3).