

HB 4123 A STAFF MEASURE SUMMARY
Senate Committee On Housing and Development

Carrier: Sen. Anderson

Action Date: 02/24/26
Action: Do pass the A-Eng bill.
Vote: 5-0-0-0
Yeas: 5 - Anderson, Jama, Nash, Patterson, Pham
Fiscal: Has minimal fiscal impact
Revenue: No revenue impact
Prepared By: Kaia Maclaren, LPRO Analyst
Meeting Dates: 2/24

WHAT THE MEASURE DOES:

The measure defines confidential tenant and applicant information and restricts a landlord’s ability to disclose that information except in specified circumstances. The measure takes effect on the 91st day following adjournment sine die.

Detailed Summary:

Defines “confidential information” to include specified personal, financial, employment, immigration, medical, disability, and protected-class information, as well as records related to the assertion of certain tenant rights and protections under state and federal law. Prohibits a landlord from disclosing confidential information about a tenant, former tenant, applicant, or household member except in specified circumstances, including the following:

- With the written consent of the individual
- Pursuant to a court order, judicial warrant, or subpoena
- To comply with affordable housing regulations
- To conduct applicant screening for a tenancy
- To respond to landlord reference requests
- If necessary to share a phone number or email address for repair, maintenance, utilities, or other services
- For insurance, collection, administrative, or court actions

Allows an individual to recover damages equal to twice the monthly rent of the tenancy or prospective tenancy if a landlord knowingly violates the disclosure prohibition.

ISSUES DISCUSSED:

- Confidentiality requirements in other areas of Oregon law
- Current confidentiality requirements for landlords
- The measure creation process and involvement of interested parties

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Landlord-tenant confidentiality laws establish rules governing how landlords and property managers collect, use, store, and disclose information about tenants and rental applicants. Although specific requirements vary by jurisdiction, such laws generally regulate information obtained during the application, leasing, and tenancy periods. Commonly protected information includes identifying details, contact information, financial and income data, credit history, household composition, immigration or citizenship information, medical or disability-related records, and records related to the exercise of tenant rights. Landlord-tenant confidentiality frameworks typically require landlords to safeguard this information and restrict its disclosure to third parties unless the tenant

HB 4123 A STAFF MEASURE SUMMARY

provides consent or the disclosure is otherwise authorized by law. Oregon law includes several provisions that address the confidentiality of tenant information within the broader landlord-tenant statutory framework. Current statutes, such as [ORS 90.388](#) (2025), prohibit landlords from disclosing or threatening to disclose an applicant's or tenant's immigration or citizenship status when done with the intent to harass, retaliate against, or intimidate.