

House Bill 4123

Sponsored by Representative MARSH, Senators CAMPOS, PHAM K, Representatives ANDERSEN, CHOTZEN, Senators GOLDEN, MANNING JR; Representatives FRAGALA, GAMBA, MUNOZ, RUIZ, WISE, Senators JAMA, NERON MISSLIN, PATTERSON (Presession filed.)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**. The statement includes a measure digest written in compliance with applicable readability standards.

Digest: This Act limits the private information that a landlord can share. (Flesch Readability Score: 64.9).

Limits the circumstances under which a landlord may disclose confidential information. Authorizes statutory damages for individuals affected by knowing violations.

Takes effect on the 91st day following adjournment sine die.

A BILL FOR AN ACT

Relating to landlord disclosure of confidential information; and prescribing an effective date.

Be It Enacted by the People of the State of Oregon:

SECTION 1. Section 2 of this 2026 Act is added to and made a part of ORS chapter 90.

SECTION 2. (1) As used in this section, "confidential information" means an individual's:

(a) Date of birth;

(b) Social Security number, individual taxpayer identification number or other government-issued identification;

(c) Phone number;

(d) Electronic mail address;

(e) Banking information, tax returns, W-2 statements or sources of income or financial assistance;

(f) Employer's name or address or employer-issued identification;

(g) Immigration or citizenship status or membership in a protected class as defined in ORS 659A.425;

(h) Records relating to the assertion of rights under ORS 90.325 (3)(b), 90.449, 90.453 or 90.459 or the federal Violence Against Women Act; or

(i) Medical records or records related to disability.

(2) A landlord may not make a disclosure of confidential information relating to a tenant, former tenant or applicant or a member of a tenant's, former tenant's or applicant's household, except:

(a) With the separate written consent of the individual;

(b) As required by a court order or judicial warrant or subpoena but not an administrative warrant or subpoena;

(c) As necessary to communicate with grantors, auditors or third party preparers to ensure compliance with federal, state or local government affordable housing regulations;

(d) As necessary to conduct background or credit checks for the purpose of screening an applicant for a tenancy;

NOTE: Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.

1 (e) As necessary to respond to a reference request by a potential landlord; or
2 (f) As necessary for a landlord's use in an insurance claim, collection matter or admin-
3 istrative or court action.

4 (3) If a landlord knowingly violates this section, an individual whose confidential infor-
5 mation was disclosed may recover an amount equal to twice the monthly rent of the tenancy
6 or prospective tenancy.

7 SECTION 3. This 2026 Act takes effect on the 91st day after the date on which the 2026
8 regular session of the Eighty-third Legislative Assembly adjourns sine die.

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