

February 5, 2026

Re: Support for HB 4123 - Legislation to Protect Tenant Privacy

Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and Members of the Committee:

I am writing on behalf of Housing Development Center in support of HB 4123, which will support landlord confidentiality and tenant privacy of information.

Tenants and applicants share significant amounts of personally identifying, financially sensitive, and other private information with their landlords and property managers. Public disclosure of this type of data can put people at risk of theft, fraud, and other harms.

This legislature has provided consumer protections against inappropriate disclosure of private information in other contexts. But there is currently no such protection for tenants in Oregon landlord-tenant law.

HB 4123 will add a clear and simple provision to Oregon's Landlord Tenant law stating that certain personally identifying, financially sensitive, and other private information may not be disclosed without the written consent of the tenant, unless in response to a court order.

The bill clearly defines the types of information that must be kept confidential. It provides appropriate exemptions for business necessities such as conducting background or reference checks. It ensures that affordable housing providers would be exempt from any contradictory requirements imposed by their local, state, or federal funders.

Privacy protections are urgently needed in housing. Tenants need to know their private information is secure. And landlords will benefit from having a bright line in the statute that will provide legal clarity, consistency and certainty.

For all of these reasons, I urge your strong support of this bill.

Sincerely,



Traci Manning, Executive Director, Housing Development Center