



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

House Committee On Climate, Energy, and Environment
900 Court St. NE
Salem Oregon 97301

RE: HB 4080 – Oppose

February 5, 2026

Chair Lively, Vice Chairs Gamba and Levy, Members of the Committee,

My name is Jonathan Clay, on behalf of Multifamily NW, which represents nearly 300,000 rental homes across Oregon and the professionals who own, operate, and maintain them.

Multifamily NW must oppose HB 4080. While we support expanding access to renewable energy and appreciate the intent behind this bill, HB 4080 creates significant safety, liability, and property management concerns by allowing tenants to install portable solar photovoltaic devices on rental properties without the consent of the property owner.

As drafted, HB 4080 would require housing providers to allow tenants to install solar devices on balconies, windows, or exterior areas of buildings, even when those installations affect building systems, exterior envelopes, or shared spaces. These decisions are currently made by property owners because they directly implicate structural integrity, fire safety, electrical capacity, insurance coverage, and long-term maintenance.

Although the bill attempts to limit landlord liability, housing providers would still bear the real-world responsibility for managing risk, responding to safety issues, and addressing damage to building exteriors and electrical systems. Allowing individual tenants to install power-generating equipment without owner approval places housing providers in an untenable position, particularly in multifamily buildings where one installation can impact other residents.

Housing providers are also responsible for ensuring compliance with building codes, manufacturer guidelines, and insurance requirements. HB 4080 removes a critical layer of oversight by preventing landlords from reasonably restricting or reviewing installations, even when those installations occur on shared or exterior portions of a building.

Multifamily NW believes there are better ways to advance renewable energy goals in rental housing, including voluntary programs, incentives for property-level solar installations, and utility-led solutions that do not compromise building safety or shift risk onto housing providers.

We remain committed to working with lawmakers on policies that expand clean energy access while preserving safe, stable, and well-managed housing. HB 4080, as written, does not strike that balance.

For these reasons, we respectfully urge the committee to oppose HB 4080. Thank you for your time and consideration.

Sincerely,

Jonathan Clay
Government Affairs & Public Affairs Manager
Multifamily NW