

Submitter: Robert Sowdon

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB4123

Chair and Committee members,

HB 4123 – limits the private information that a landlord can share. 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.

Puts more restrictions on what kind of “personal information” a landlord can give out regarding tenants, making it more difficult for them to screen applicants and subjecting them to costly fines if if certain nebulous information is give out. Theres already restrictions on what landlords/managers can say when another landlord calls to find out about a prospective tenant. This is making it more and more difficult to find out anything about the applicant, making housing even more unavailable than it already is.

#### AMENDMENT CHANGES:

The amendment permits landlords to disclose tenant information if necessary to share a phone number or electronic email address for repair, maintenance or utilities or services in addition to the other exemptions from disclosing tenant information.

Thank you