

Pam Marsh

Yes on HB 4123A ♦ Landlord Confidentiality

♦ Legislation to Protect Tenant Privacy ♦

*Comes to you unanimously from the House Committee on Housing & Homelessness
Consensus Amendments adopted in Committee - No Opposition*

There is currently no Oregon landlord-tenant law providing confidentiality protections for sensitive information. In the course of applying for, securing, and maintaining housing, tenants and applicants share significant amounts of personally identifying, financially sensitive, and other private information with their landlords and property managers.

Information that may be in a tenant's file could include: financial information including banking information, income, employer and wage information, social security number or ITIN, immigration status, information about status as a victim of domestic or sexual violence, information about disability, driver license information, and more.

Privacy protections are urgently needed in housing. Tenants need to know their private information is secure, and landlords need legal clarity to know how to handle sensitive information.

HB 4123A Solution:

- Adds a provision to ORS Chapter 90 that 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 or an exemption.
- Defines the types of information that must be kept confidential.
- Does not apply to sharing of information for purposes of credit or background checks or for basic business functions.
- Ensures that affordable housing providers required to share information with their funders would be exempt from any contradictory requirements.
- Ensures that landlords can share email and phone numbers for purposes of repairs, maintenance, and utilities.
- Narrow remedy for enforcement only applies to knowing disclosures.
- No fiscal impact.

♦ Yes on HB 4123 ♦

~ From the desk of Rep Pam Marsh ~

HB 4123A SUPPORTERS



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