



## Open Government Impact Statement

83rd Oregon Legislative Assembly  
2026 Regular Session

## Measure: HB 4128 - A

Only impacts on Original or Engrossed  
Versions are Considered Official

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### SUMMARY

Digest: This Act forbids some house purchases by large investors who do not wait 90 days and give notices and awards damages to those who sue law breakers. (Flesch Readability Score: 60.3).

Prohibits covered entities from purchasing, acquiring or offering to purchase or acquire a single-family residence unless the residence has been listed for sale to the general public for at least 90 days.

Requires a covered entity, upon making or accepting an offer to purchase or acquire a single-family residence, to submit a completed and notarized disclosure form to the seller or seller's agent. Requires the covered entity to submit a copy of the form to the Department of Justice within three days of submitting the form to the seller or seller's agent.

Authorizes any person to bring a civil action in circuit court against a covered entity for a violation of the 90-day waiting period or disclosure form requirements or to otherwise compel compliance with those requirements. Provides for statutory damages.

## **NOTICE OF NO OPEN GOVERNMENT IMPACT**