

A-Engrossed

House Bill 4123

Ordered by the House February 12
Including House Amendments dated February 12

Sponsored by Representative MARSH, Senators CAMPOS, PHAM K, Representatives ANDERSEN, CHOTZEN, Senators GOLDEN, MANNING JR; Representatives FRAGALA, GAMBA, GOMBERG, MUÑOZ, RIEKE SMITH, RUIZ, WALTERS, WISE, Senators JAMA, NERON MISSLIN, PATTERSON (Presession filed.)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure. The statement includes a measure digest written in compliance with applicable readability standards.

Digest: This Act limits the private information that a landlord can share. (Flesch Readability Score: 64.9).

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.

A BILL FOR AN ACT

Relating to landlord disclosure of confidential information; and prescribing an effective date.

Be It Enacted by the People of the State of Oregon:

SECTION 1. Section 2 of this 2026 Act is added to and made a part of ORS chapter 90.

SECTION 2. (1) As used in this section, “confidential information” means an individual’s:

(a) Date of birth;

(b) Social Security number, individual taxpayer identification number or other government-issued identification;

(c) Phone number;

(d) Electronic mail address;

(e) Banking information, tax returns, W-2 statements or sources of income or financial assistance;

(f) Employer’s name or address or employer-issued identification;

(g) Immigration or citizenship status or membership in a protected class as defined in ORS 659A.425;

(h) Records relating to the assertion of rights under ORS 90.325 (3)(b), 90.449, 90.453 or 90.459 or the federal Violence Against Women Act; or

(i) Medical records or records related to disability.

(2) A landlord may not make a disclosure of confidential information relating to a tenant, former tenant or applicant or a member of a tenant’s, former tenant’s or applicant’s household, except:

(a) With the separate written consent of the individual;

(b) As required by a court order or judicial warrant or subpoena but not an administrative warrant or subpoena;

(c) As necessary to communicate with grantors, auditors or third party preparers to

NOTE: Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.

- 1 ensure compliance with federal, state or local government affordable housing regulations;
- 2 (d) As necessary to conduct background or credit checks for the purpose of screening
- 3 an applicant for a tenancy;
- 4 (e) As necessary to share a phone number or electronic email address for repair, main-
- 5 tenance or utilities or services as defined in ORS 90.315 (1);
- 6 (f) As necessary to respond to a reference request by a potential landlord; or
- 7 (g) As necessary for a landlord's use in an insurance claim, collection matter or admin-
- 8 istrative or court action.
- 9 (3) If a landlord knowingly violates this section, an individual whose confidential infor-
- 10 mation was disclosed may recover an amount equal to twice the monthly rent of the tenancy
- 11 or prospective tenancy.

12 **SECTION 3.** This 2026 Act takes effect on the 91st day after the date on which the 2026
13 regular session of the Eighty-third Legislative Assembly adjourns sine die.

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