

Submitter: Anthony Miller

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB4120

Chair and Members of the Committee,

I am writing in support of HB 4120, which allows landlords of multifamily housing to convert properties to nonsmoking with proper notice to tenants.

This bill is about protecting the health and safety of people who live in close quarters, often sharing ventilation systems, walls, and common spaces. In apartment buildings, smoke does not stay confined to one unit. Secondhand smoke can travel through ducts, hallways, and structural gaps, exposing neighbors who did not choose to live in a smoking environment.

For families with children, seniors, and people with respiratory conditions such as asthma, COPD, or heart disease, this exposure can be more than a nuisance — it can be a serious health risk. Tenants who do not smoke should not be forced to experience the effects of secondhand smoke simply because of how buildings are constructed.

HB 4120 provides a balanced approach. It does not criminalize smoking, and it does not impose an immediate or abrupt change. Instead, it allows landlords to set clear property policies with at least 90 days' written notice to existing tenants. That gives residents time to adjust, make decisions, or seek accommodations if needed. It also aligns smoking policies with other standard lease conditions that govern how shared living environments function.

Landlords already have a responsibility to maintain safe and habitable housing. Allowing them to restrict smoking is consistent with that duty and can reduce fire risk, property damage, and maintenance costs, which ultimately benefit all tenants.

Most importantly, this bill supports the right of residents to breathe clean air in their own homes. In multifamily housing, one person's choice can directly affect their neighbors. HB 4120 helps ensure that shared living spaces are healthier for everyone.

I respectfully urge you to support HB 4120.

Thank you for your time and consideration.

Anthony Miller
Rogue River, Oregon