



Chair Marsh, Vice-Chairs Breese-Iverson and Andersen, and members of the House Committee on Housing and Homelessness,

Thank you for the opportunity to provide testimony in support of HB 4120 with the -1 amendments. For background, Oregon REALTORS® is an industry association comprised of roughly 17,000 members who work as real estate brokers, principal real estate brokers, real estate property managers, and affiliated industry professionals. In turn, our members represent hundreds of thousands of Oregonians in real property transactions across the state.

HB 4120-1 is a commonsense policy change that protects and balances the rights on tenants and landlords alike. The bill allows a landlord to prohibit smoking in rental units and indoor common areas upon issuing a notice of the policy change at least 180 in advance.

A landlord that implements a nonsmoking policy must designate at least one area on the property where smoking is allowed and must indicate that the area is a designated smoking area.

HB 4120-1 provides a simple yet fairly balanced process to better protect the health of landlords, their employees, and tenants, and to ensure that the unit is in good condition for any subsequent tenant.

Oregon REALTORS® urges you to pass HB 4120 with the -1 amendments.

Thank you for your time and consideration of our testimony.