

Chair and members of the committee, thank you for the opportunity to speak today in strong support of House Bill 4120.

This bill takes an important and commonsense step to protect the health, safety, and quality of life of residents in Oregon's multifamily housing. Smoking inside an apartment unit is not contained to that single home—smoke travels. It moves through shared ventilation systems, electrical outlets, wall gaps, plumbing penetrations, and even open windows. That means when one person smokes, their neighbors including children, seniors, and individuals with respiratory conditions are involuntarily exposed to toxic air inside their own homes. No Oregonian should be forced to breathe secondhand smoke just because of where they live. This bill does not punish smokers. Rather, it acknowledges that in shared-wall living environments, individual choices can have serious consequences for others. HB 4120 will reduce conflict between neighbors as clearly outlined policies can be applied consistently.

The dangers are well established: secondhand smoke increases risks of asthma attacks, heart disease, stroke, and sudden infant death syndrome. For seniors and immunocompromised residents, exposure can be particularly devastating. In addition to health concerns, smoking indoors creates serious fire hazards. Cigarettes remain a leading cause of fatal residential fires nationwide, and in multifamily buildings, given that most communities have a shared wall one unit's fire can endanger dozens of households displacing them in an instant.

HB 4120 gives landlords a clear, transparent process to convert properties to smoke-free housing with proper notice while still allowing designated smoking areas. This respects both tenant rights and public health. Importantly, smoke-free housing is not only safer—it reduces property damage, lowers turnover costs, and decreases insurance risks. Everyone benefits when the homes we live in are healthy and safe.

HB 4120 provides a fair, predictable framework for protecting residents from involuntary exposure to harmful smoke and reducing preventable fire risks in our communities.

I urge your support for HB 4120 to ensure that every Oregon renter has the right to breathe clean air in their own home.

Thank you.

Jessica Greenlee