

Submitter: Aaron Douglas

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB4120

Chair and members of the committee,

My name is Aaron Kirk Douglas, and I am an investor in Oregon multifamily housing with approximately 160 Oregon apartment homes, including more than 120 in the Portland metro area. I urge you to support HB 4120, which gives housing providers a clear, fair process to convert remaining units to nonsmoking status with reasonable notice and an outdoor smoking option.

Oregon has recognized for a long time that indoor smoke is not a “personal choice” when it spreads to other people. The state’s smokefree workplace law took effect Jan. 1, 2009, protecting Oregonians in indoor workplaces and enclosed public places for more than 17 years. HB 4120 simply brings that same common-sense public health logic into the shared-air reality of multifamily housing.

Why this legislation matters:

Smoke doesn’t stay put. Secondhand smoke can move between units through doorways, cracks in walls, electrical lines, ventilation systems and plumbing. Building ventilation cannot eliminate exposure.

Even when residents make their own homes smoke-free, 34% report secondhand smoke still enters their unit from elsewhere in or around the building.

Smoke also produces long-lasting toxins (“thirdhand smoke”) that can persist in multiunit housing. This indicates that the effects extend beyond the moment someone lights up.

HB 4120 is also a practical life-safety and property-protection bill. Smoking materials remain a major cause of residential fire deaths. According to the U.S. Fire Administration, there were 7,000 residential smoking fires in 2023, causing 255 deaths, 675 injuries, and \$408.7M in property loss.[Source: <https://www.usfa.fema.gov/statistics/residential-fires/smoking.html> (retrieved 02/12/2026)]

Importantly, HB 4120 is balanced: it requires written notice (at least 90 days), does not apply the change midstream to a fixed-term lease, and requires an onsite designated smoking area. It is transparent and workable for residents and owners alike.

For these reasons, I respectfully ask you to vote yes on HB 4120.