



## MULTIFAMILY NW

The Association Promoting Quality Rental Housing

Oregon House Committee on Housing and Homelessness  
900 Court St. NE  
Salem Oregon 97301

### RE: Support for HB 4120-1

February 11, 2026

Chair Marsh, Vice Chair Breese Iverson, Vice Chair Andersen, and members of the committee,

For the record, my name is Zach Lindahl, and I serve as Director of Government Affairs for Multifamily NW. We represent nearly 300,000 rental homes across Oregon and the professionals who own, operate, and maintain them.

Multifamily NW strongly supports HB 4120-1. This bill provides long-needed clarity around smoking policies in rental housing by establishing a clear, consistent framework that benefits both residents and housing providers.

HB 4120-1 allows housing providers to adopt or convert properties to nonsmoking, including for existing tenancies, with clear notice requirements and reasonable safeguards. It updates existing statute to ensure residents understand whether smoking is prohibited, allowed, or limited to designated areas on a property, and it does so in a way that is transparent, predictable, and fair.

Today, Oregon has an uneven standard of protection when it comes to exposure to secondhand smoke. Properties fully subsidized by HUD are already required to be smoke-free, while residents in market-rate housing do not receive the same basic public health safeguard. HB 4120-1 helps close that gap by giving housing providers a clear path to adopt smoke-free policies across more properties, regardless of funding source.

From an operational standpoint, the lack of clarity in current law has made it difficult for providers to respond to resident concerns about secondhand smoke, health impacts, and property damage. HB 4120-1 addresses those challenges by setting clear expectations for disclosure and notice, while preserving tenant protections for fixed-term leases and requiring reasonable accommodation through designated smoking areas. Additionally, the risk of fires greatly increases with indoor smoking. Our members have shared with us their own shared tragic and preventable lived experiences with smoking indoors, resulting in a loss of property, housing, and sometimes even life. You should, or will, hear stories today that echo these on-going risks.

This important concept supports healthier living environments, reduces the risk of apartment fires, and helps housing providers better maintain their properties over time. It also helps prevent a patchwork of local rules by establishing a consistent statewide standard.

This bill reflects a balanced, practical approach to housing policy. It improves clarity, advances public health, and gives housing providers reasonable flexibility to manage their properties responsibly. For these reasons, we respectfully urge the committee to support HB 4120-1.

Thank you for your time and consideration.

Sincerely,

Zach Lindahl  
Director of Government Affairs  
Multifamily NW