

HB 4123 ♦ Landlord Confidentiality

Legislation to Protect Landlords & Tenant Privacy

There is currently no Oregon landlord-tenant law providing confidentiality protections for sensitive information.

In the course of applying for, securing, and maintaining housing, tenants and applicants share significant amounts of personally identifying, financially sensitive, and other private information with their landlords and property managers.

Information that may be in a tenant's file could include: financial information including banking information, income, employer and wage information, social security number or ITIN, immigration status, information about status as a victim of domestic or sexual violence, information about disability, driver license information, and more.

Privacy protections are urgently needed in housing.

Tenants need to know their private information is secure, and landlords need legal clarity to protect them from liability.

HB 4123 Solution:

- Adds a provision to ORS Chapter 90 that personally identifying, financially sensitive, and other **private information may not be disclosed without the written consent of the tenant**, unless in response to a court order.
- Defines the types of information that must be kept confidential.
- Does not apply to sharing of information for purposes of credit or background checks.
- Ensures that affordable housing providers required to share information with their funders would be exempt from any contradictory requirements.
- Creates penalty of 2 months' rent for knowing violation.
- No fiscal impact.

For info: Rep Pam Marsh at
rep.pammarsh@oregonlegislature.gov

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