

Submitter: Greg Frick
On Behalf Of:
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB4120

My name is Greg Frick. I am a rental housing provider responsible for multifamily communities throughout Oregon. In my role, I work daily with residents, onsite teams, and ownership groups to ensure our properties are safe, stable, and professionally managed. I am writing to express my support for HB 4120.

In shared housing environments, actions inside one apartment often affect neighboring homes. Secondhand smoke is a frequent source of resident complaints because it does not remain contained within a single unit. It moves through common walls and building systems, impacting households who did not choose that exposure. Beyond the health implications, it increases fire risk and creates operational challenges for property managers attempting to resolve disputes fairly.

HB 4120 brings needed clarity. It establishes a clear legal framework that allows housing providers to implement nonsmoking policies with appropriate notice and respect for existing lease obligations. It does not require a blanket prohibition. Rather, it allows responsible operators to respond to resident concerns in a structured and transparent way.

There is also a disparity in current standards. HUD assisted housing must operate under smoke free requirements, while market rate communities lack similar statutory clarity. This bill helps align those standards without imposing unnecessary mandates.

Providing safe housing is foundational to long term community stability. HB 4120 supports healthier living environments, reduces risk, and gives housing providers predictable tools to manage their communities effectively. I respectfully urge your support of HB 4120.