

# 2026 POLICY BRIEF

## Oregon HB 4120

### About this Bill

HB 4120 provides clarity around smoking policies in rental housing by allowing housing providers to establish or convert properties to nonsmoking, with clear disclosure requirements in rental agreements. The bill updates existing statute to ensure residents understand whether smoking is prohibited, allowed, or limited to designated areas on a property.

By setting consistent expectations and providing a clear framework, HB 4120 supports healthier living environments while giving housing providers reasonable flexibility to manage their properties.

- Clarifies how smoking policies must be disclosed in rental agreements.
- Allows housing providers to designate properties or areas as nonsmoking.
- Supports resident health and safety by reducing exposure to secondhand smoke.
- Helps reduce property damage and long-term maintenance costs associated with smoking.

### Alignment with MFNW 2026 Legislative Priorities

Learn more about MFNW’s legislative priorities at [pnwhousing.org/policy](https://pnwhousing.org/policy)

	Maintaining Affordability for Housing Providers		Long-Term Financing for Housing Development
	Supporting Additional Resources for Renters		Preventing Patchwork Regulations
	Promoting + Preserving All Housing Development		Meaningful Changes to the Eviction Process

## PLEASE SUPPORT HB 4120

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