

2026 POLICY BRIEF

Oregon HB 4123

About this Bill

HB 4123 is intended to protect tenants' sensitive personal information, but it could create new compliance challenges for housing providers when managing routine housing operations. The bill restricts how personally identifying and confidential tenant information may be shared, requiring separate written consent in most circumstances, with limited exceptions.

While the goal of safeguarding private information is broadly shared, HB 4123 could expose housing providers to liability for common, good faith disclosures that are necessary to operate housing, comply with regulations, or respond to routine requests.

- Limits when housing providers may share tenant and applicant information, even for operational purposes.
- Requires separate written consent for many disclosures, adding administrative burden.
- Creates liability risk around routine activities such as reference checks, compliance reporting, or coordination with service providers.
- Increases uncertainty for housing providers navigating complex and evolving privacy requirements.

Alignment with MFNW 2026 Legislative Priorities

Learn more about MFNW's legislative priorities at 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 OPPOSE HB 4123

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