

AB 628 FAQ – Appliance Requirements & Habitability (Effective Jan. 1, 2026)

Frequently Asked Questions

1. What does AB 628 require landlords to provide?

AB 628 requires landlords to provide a **working stove and refrigerator** as part of a habitable rental unit when the law is triggered.

2. Does AB 628 apply to all rental units automatically on January 1, 2026?

No. AB 628 is **not automatic**. It applies only when a landlord issues a **new lease, lease renewal, or written change of lease terms** on or after January 1, 2026.

3. Are existing month-to-month tenants entitled to a refrigerator on January 1, 2026?

No. Existing month-to-month tenants are not automatically entitled to appliances unless the landlord later issues a qualifying change of terms.

4. Can a rent increase notice trigger AB 628?

Yes. A rent increase served as a **written change of terms** on or after January 1, 2026 may trigger AB 628 compliance.

5. Who is responsible for appliance repairs once provided?

Once provided, the stove and refrigerator are considered **landlord-supplied appliances**, and the landlord is responsible for repairs due to normal wear and tear.

6. Can tenants still provide their own refrigerator?

Yes, but only if the arrangement is **clearly stated in writing** and complies with AB 628. Verbal agreements are insufficient.

7. Does AB 628 apply to long-term tenants who never had appliances provided before?

Only if a new lease, renewal, or amendment occurs after January 1, 2026.

8. Are there exemptions under AB 628?

Yes. Certain housing types, including **permanent supportive housing and units with shared kitchens**, are exempt.

9. Does AB 628 require appliance upgrades or new models?

No. The law requires appliances to be **functional**, not new or upgraded.

10. Does AB 628 change habitability enforcement rules?

It expands the definition of habitability but does not alter enforcement procedures.

Common Mistakes to Avoid

- Assuming the law applies automatically to all tenants on January 1, 2026
- Providing appliances without updating lease language
- Treating landlord-supplied appliances as tenant-maintained
- Relying on verbal agreements for tenant-provided refrigerators