



FREQUENTLY ASKED QUESTIONS

AB 628 – Appliance Requirements & Habitability

Effective: January 1, 2026

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.

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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