

WHAT YOU NEED TO KNOW ABOUT AB 628

EFFECTIVE JANUARY 1, 2026

Landlords must provide and maintain a working stove and refrigerator as part of the minimum habitability standards. Assembly Bill (AB) 628 applies to ALL leases entered into, amended, or renewed as of this date.

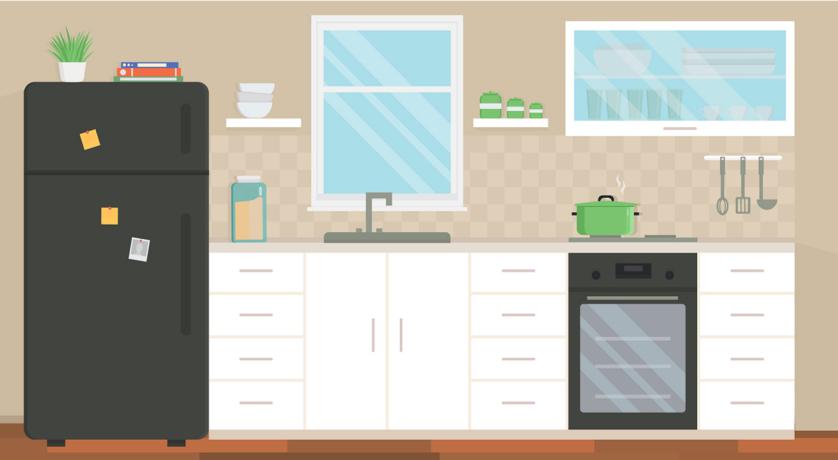
TENANT-PROVIDED REFRIGERATORS



- Tenants may choose to provide their own refrigerator, but only if agreed upon at lease signing **and** documented in writing as follows:
- The lease states that it is the tenant's choice to supply the appliance, and not a requirement imposed by the landlord.
- The landlord is **not responsible** for maintaining a tenant-provided refrigerator.
- *The lease acknowledges that the tenant may provide a 30-day notice to the owner that they no longer wish to use their own refrigerator, at which time the owner must install and maintain a refrigerator in good working order.

RECALLED APPLIANCES

- A refrigerator or stove under recall **is not** compliant under AB 628.
- Landlords must repair/replace recalled appliances **within 30 days** of receiving notice of the recall.
- Tenants' rights to repair-and-deduct or vacate due to untenantable conditions remain unchanged.



EXEMPT UNITS

- Permanent Supportive Housing
(Project-Based Voucher units with available supportive services, U.S. Department of Housing and Urban Development-Veterans Affairs Supportive Housing units, Continuum of Care units, and those referred to through a Coordinated Entry System.)
- Single Room Occupancies.
- Units in a residential hotel.
- Shared housing with a common kitchen.

* Pursuant to section 9.9 of the LACDA's Administrative Plan, any changes to the lease requirements regarding tenant or owner responsibilities for utilities or appliances must also be reported **in writing** to the LACDA.