

SUMMARY OF SELECTED CALIFORNIA LANDLORD-TENANT LAWS

Effective January 1, 2026
Code Sections Affected Are In Red

NOTE: THE INFORMATION BELOW IS A SUMMARY OF SELECTED CHANGES ONLY. OTHER STATUTES MAY APPLY TO YOUR SITUATION AND SHOULD BE REVIEWED FOR CHANGES.

READ THE ENTIRE STATUTORY LANGUAGE BEFORE MAKING ANY DECISION

AB 628 – Required Appliances in Rental Units

Landlords must now provide working stoves and refrigerators in all residential rental units for leases entered into, amended, or extended on or after January 1, 2026. These appliances are now required habitability elements under Civil Code §1941.1.

Civil Code Section 1941.1:

Key Requirements:

- Landlords are responsible for maintaining appliances in safe working order
- Recalled appliances must be repaired or replaced within 30 days
- Tenants can agree to provide their own refrigerator at lease signing, but retain the right to request the landlord provide one with 30 days' notice at any point during the tenancy
- Landlords cannot require tenants to provide their own refrigerator as a condition of tenancy
- A tenant and landlord may mutually agree when the lease is signed if the tenant chooses to provide and maintain their own refrigerator, provided that the lease contains a statement in substantially the following form:

(i) “Under state law, the landlord is required to provide a refrigerator in good working order in your unit. By checking this box, you acknowledge that you have asked to bring your own refrigerator and that you are responsible for keeping that refrigerator in working order.”

(ii) The lease provides that the tenant may, with 30 days written notice, inform the landlord that they no longer wish to keep their own refrigerator in the unit, and that at the end of the 30-day notice period, the landlord shall install a refrigerator in good working order in the unit.

(iii) A landlord shall not condition a tenancy upon the tenant providing their own refrigerator.

(iv) The landlord shall not be responsible for the maintenance of a refrigerator provided by the tenant.

Exceptions: Permanent supportive housing, single-room occupancy units with shared kitchens, residential hotels, and facilities with communal kitchens.

SB 610 – Natural Disaster Landlord Responsibilities

Landlords must remove debris and remediate environmental hazards following natural or manmade disasters.

Civil Code Section 798.64

Civil Code Section 1941.8

Civil Code Section 1941.9

Financial Code Section 338

Government Code Section 65863.7

Key Requirements:

- Landlords must remove debris, mitigate hazards such as mold or smoke damage, and follow government cleanup protocols
- Units are presumed uninhabitable until cleared by public health authorities
- Rent is not owed during mandatory evacuation periods
- Tenants have the right to return at the same rental rate once conditions are deemed safe, unless the tenancy is otherwise lawfully terminated
- Landlords must return prepaid rent and security deposits if units become uninhabitable

AB 414 – Security Deposit Return Procedures

This law modernizes how security deposits are returned to tenants.

Civil Code Section 1950.5:

Key Requirements:

- If tenants paid rent or deposits electronically, landlords must return security deposits electronically unless both parties agree in writing to an alternative method
- Tenants must receive notice of their right to electronic deposit return within a reasonable time after notification of either party's intention to terminate the tenancy, or before the end of the lease term,
- The law clarifies procedures for multi-tenant households
- Landlords and tenants can agree on refund methods at any time, not just after move-out notice

AB 1414 – Bundled Services Opt-Out

For tenancies that are month-to-month or renewed on or after January 1, 2026, tenants must be allowed to opt out of paying for third-party subscription services tied to the tenancy.

Civil Code Section 1942.8:

Key Requirements:

- Applies to services such as internet or wireless services
- If a landlord continues charging after a tenant opts out, the tenant may deduct those charges from rent
- Retaliation for opting out is prohibited

AB 246 – Social Security Hardship Defense

This statute provides protection for tenants who pay rent with Social Security income.

Civil Code Section 1946.3:

Key Requirements:

- Tenants cannot be evicted for nonpayment if Social Security payments are delayed for reasons beyond their control
- Protection lasts for up to six months
- Tenants must pay all unpaid rent within 14 days of benefits being restored
- Tenants must show evidence of the hardship and a plan for repayment

AB 325 – Pricing Algorithm Restrictions

This law addresses the use of common pricing algorithms under California's Cartwright Act.

Business and Professions Code Section 16729:

Key Requirements:

- It is unlawful to use or distribute a 'common pricing algorithm' that restrains trade or coerces competitors to align rent prices or availability
- The law restricts coordinated pricing practices that rely on shared competitor data to influence rents or availability across multiple properties
- The law does not prohibit rent pricing software outright

AB 1529 – Tenant Protection Act Disclosures

This bill makes a technical clarification to the Tenant Protection Act of 2019.

Civil Code Section 1946.2:

Key Requirements:

- Landlords may now satisfy required Tenant Protection Act disclosures by including them directly within the lease or rental agreement, rather than as separate documents
- “(iv) Addition of a provision containing the notice required under clause (i) to any new or renewed rental agreement or fixed-term lease constitutes a similar provision for the purposes of subparagraph (E) of paragraph (1) of subdivision (b).’

AB 863 – Translated Summons Forms

The California Judicial Council must create a mandatory single summons form for unlawful detainer.

Code of Civil Procedure Section 412.20:

Key Requirements:

- The form must be created by January 1, 2027
- It must be translated into English, Spanish, Chinese, Tagalog, Vietnamese, and Korean

Procedural Changes Effective 2027

AB 747 - Unlawful Detainer and Civil Summons Service Requirements

Code of Civil Procedure Sections 415.20; 415.45; 417.10; 417.40:

Takes effect in 2027 and adds new requirements for:

- How unlawful detainer and other complaints must be served
- Additional information about the termination notice service in lawsuit filings
- Updated proof of service forms for all termination notices

Code of Civil Procedure Section 473:

Changed to allow for a motion to set aside a default based on service. Places the burden of proving lawful service on the party who seeks a default judgment.

Authorizes a party that did not receive proper service of the summons and complaint to bring a motion to set aside or vacate a default or default judgment or for leave to defend the action or to move for dismissal. The bill would require a party that files a motion to set aside or vacate a default or default judgment to proffer evidence that service of the summons and complaint was not effected. The bill would provide that the party seeking the default or default judgment has the burden of proving, by a preponderance of the evidence, that service was lawful. The bill would require the court to take evidence and would require the court to conduct a hearing and receive oral testimony if requested by either party.