

The Backus Bulletin

"Your Management, Your Way"

February 2026

Update on Landlord-Tenant Laws

There are a number of changes to the laws, starting January 1, 2026.

California rental laws in 2026 introduce new tenant protections and landlord obligations, including mandatory appliances, updated security deposit rules, disaster response duties, and eviction safeguards.

The laws that owners should be informed of are as follows:

AB628- Stove and Refrigerator Requirements for Rentals

Effective 1-1-2026 Landlords must provide a working stove and refrigerator for all new or renewed leases.

Existing leases requirements apply at renewal or amendment.

*Tenants may choose to bring their own refrigerator but must have that choice documented in writing and made part of the lease or an addendum to the lease.

*The lease must **clearly state** that the tenant chose to supply their own refrigerator.

*Landlords **cannot require** tenants to bring in their own refrigerator.

*Landlords are **not responsible** for maintaining or repairing tenant owned appliances. Photos and listing of model numbers and serial numbers are required by tenants.

APPLIANCE RECALLS: Any recalled appliance must be repaired or replaced immediately.

AB 246: Social Security Tenant Protection Act of 2025

Courts must pause nonpayment evictions if residents' Social Security benefits are interrupted.

*The Act would not relieve a tenant of their obligation to pay past due rent, and it would require a tenant, within 14 days of the Social Security benefits being restored, to either pay all past due rent or enter into a mutually agreed upon payment plan with the owner of the residential real property.

Other laws do not affect owner's directly as we ensure the resident's are properly notified of changes and handle all other laws ourselves.



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Office Hours: Mon-Fri 9am-4:30pm

Announcements & Services

THINKING OF BUYING OR SELLING?

If you are thinking of buying or selling, we can assist you. We specialize in residential and multi-residential units and are experienced in conventional sales, purchases as well as short sales. **Just call and ask for Bill and he will help you with your Real Estate needs.** There is no obligation.

Check out your property value today!

ON-LINE STATEMENTS

Contact your property manager if you would like to receive online statements.

BACKUSPM.COM



(Continued)

All City of Salinas properties:

Please note by now we have registered all of our properties with the City of Salinas. We will continue to do this annually, until it is no longer required.

All City of Monterey properties:

To be registered with the city each year in June. Last year the registration fee was \$50 per unit (owners with three or more units) but cost has not been set for this year.

There are other changes that have to do with serving notices, rent comps and how we do our deposit refunds. **All of our rental agreements and other forms are being brought up to date with the new laws.**