



Senator Amanda M. Cappelletti Fights for Legislation that Makes Pennsylvania Affordable for all

Below is a roundup of legislation Senator Amanda M. Cappelletti (D-17, Delaware/Montgomery) is prime sponsoring or co-prime sponsoring during the 2025-26 legislative session that address affordability issues in Pennsylvania.

This list is up to date as of Thursday, May 14, 2026. For the most up-to-date information, and for additional bills Senator Cappelletti is proud to co-sponsor alongside her colleagues, visit www.palegis.us or pasenate.com/affordability.

Ensuring Affordable Housing

[Senate Bill 546: Statewide Rental Rate Protections](#)

- **WHAT IT DOES:** This bill would enforce rental rate protection measures to help combat unfair and predatory rental increases. This legislation exempts small landlords with less than 15 units.
- **WHY IT MATTERS:** Monumental rent rate increases have priced tenants out of their homes and made it incredibly challenging for most renters to find properties they can afford. According to [Governor Shapiro's 2025-2026 Housing Action Plan](#), more than one in four households were housing cost burdened as of 2023, with the median monthly rent increasing by \$330 between 2014 and 2023.
- **WHERE IT IS:** Senate Bill 546 was referred to the Senate Urban Affairs and Housing Committee on April 9, 2025.

[Senate Bill 609: Optional Affordable Housing Trust Funds \(Act 137\) Enhancements](#)

- **WHAT IT DOES:** The Optional Affordable Housing Funds Act—also known as Act 137—allows Pennsylvania counties to raise revenues for affordable housing needs by increasing fees charged for the recording of deeds and mortgages. This bill would address shortcomings in the act and:
 - Increase the maximum amount of fees that can be collected;
 - Impose reporting requirements, and;
 - Establish a Local Housing Trust Fund Community of Practice.

- **WHY IT MATTERS:** Act 127 as it stands has several shortcomings that do not meet the moment during our nation's ongoing housing crisis, stifling an important affordable housing revenue source.
 - **WHERE IT IS:** Senate Bill 609 was referred to the Senate Urban Affairs and Housing Committee on April 9, 2025.
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Expanding Insurance Coverage

[Senate Bill 272: Ensuring Insurance Coverage for Infertility for all Pennsylvanians](#)

- **WHAT IT DOES:** This bill would require certain employer-sponsored insurance plans to cover infertility services.
- **WHY IT MATTERS:** Infertility affects a significant portion of our population, impacting over six million people in the United States and about one in ten couples with women of reproductive age. Reducing costs for those navigating infertility will reduce barriers to comprehensive healthcare services.
- **WHERE IT IS:** Senate Bill 272 was referred to the Senate Banking and Insurance Committee on February 20, 2025.

[Senate Bill 271: Ensuring Insurance Coverage of Obesity Treatment](#)

- **WHAT IT DOES:** This bill would require commercial health insurance plans in Pennsylvania to cover approved obesity procedures and medications under the same terms and conditions that apply to other policy benefits.
- **WHY IT MATTERS:** In 2013, the American Medical Association classified obesity as a disease and called for addressing obesity with a range of prevention and treatment strategies. With several effective treatment options now available for individuals to utilize and improve their overall health, ensuring insurance coverage for those treatments not only reduces barriers to care, but reduces the chances of patients turning to unregulated, unsafe, but cheaper alternative medications.
- **WHERE IT IS:** Senate Bill 271 was referred to the Senate Banking and Insurance Committee on February 20, 2025.

[Guaranteeing Insurance Coverage for Breastfeeding and Feeding Support Healthcare Services](#)

- **WHAT IT DOES:** This bill would ensure insurance coverage aligns with modern, multidisciplinary healthcare practices and expands access to timely, affordable healthcare for families across Pennsylvania.

- **WHY IT MATTERS:** Breastfeeding parents [often face challenges](#) with breastfeeding after childbirth, yet are often denied care because of insurance red tape. The few months after childbirth are critical for the parents and infant, and this legislation would relieve the financial burden of accessing critical care during this period.
 - **WHERE IT IS:** This bill has not yet been introduced.
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Protecting Vital Services Against Private Equity and Price Gouging

[Preventing Predatory Business Practices in the Childcare Industry](#)

- **WHAT IT DOES:** This bill would establish reasonable guardrails to ensure that childcare providers prioritize children, families, and workers over excessive profits.
- **WHY IT MATTERS:** The [cost of childcare is already untenable](#) for thousands of working parents, and private equity firms have a long history of exploiting and abusing businesses they acquire for the sole purpose of turning a profit. This legislation would prevent private equity firms from further targeting the childcare industry and raising costs more for hardworking Pennsylvanians.
- **WHERE IT IS:** This bill has not yet been introduced.

[Legislative Package: For-Profit Healthcare Reform](#)

- **WHY THESE BILLS MATTER:** Private equity firms have been given free rein to decimate local hospitals and leave patients across the Commonwealth without access to critical care. This package of legislation would put guardrails on private equity to protect against devastating healthcare system closures, ensuring patients can access affordable care and protecting workers' income should they face mass layoffs.

[Senate Bill 320 Prohibit For-Profit Hospitals](#)

- **WHAT IT DOES:** This bill would prohibit for-profit entities from owning or managing hospitals in Pennsylvania.
- **WHERE IS IT:** Senate Bill 320 was referred to the Senate Institutional Sustainability and Innovation Committee on February 28, 2025.

[Senate Bill 321: Minimum Severance for Mass Layoffs](#)

- **WHAT IT DOES:** Through several comprehensive provisions, this bill would require minimum severance payments to workers during mass layoffs resulting from a hospital or business closure.

- **WHERE IS IT:** Senate Bill 321 was referred to the Senate Labor and Industry Committee on February 26, 2025.

Senate Bill 322: Protecting Healthcare Institutional Sustainability from Harmful Deeds

- **WHAT IT DOES:** In response to the closure of the Crozer Health System in Delaware County, at the hands of private equity, this bill would create an oversight process that protects the public interest during mergers and major transactions.
 - **WHERE IS IT:** Senate Bill 322 was referred to the Senate Labor and Industry Committee on May 22, 2025.
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Enacting Paid Leave for Every Pennsylvanian

Senate Bill 1059: Paid Leave for Pregnancy Loss

- **WHAT IT DOES:** This bill would provide workers with three workdays of paid leave if they experience a pregnancy loss, such as a miscarriage or stillbirth.
- **WHY IT MATTERS:** Pregnancy loss impacts as many as [one in every four pregnancies](#), and it is one of the most difficult experiences an expecting parent can face. Those who do experience a pregnancy loss are far too often left without time to manage the physical and emotional trauma that comes with these losses. This legislation would ensure grieving parents can take necessary time off without financial burdens.
- **WHERE IT IS:** Senate Bill 1059 was referred to the Senate Labor and Industry Committee on October 16, 2025.

Senate Bill 1241: Guaranteeing Paid Parental Leave for all Pennsylvanians

- **WHAT IT DOES:** This bill would guarantee paid parental leave for all Pennsylvanians.
- **WHY IT MATTERS:** The first few months are critical for new families, from healing from birth, to bonding with a new child and nurturing the growth of a family. As we confront declining birthrates and a shrinking population, we must acknowledge that the decision to live, work, and raise a family in Pennsylvania doesn't happen in a vacuum. Providing paid parental leave ensures the Commonwealth is an affordable place for new and growing families.
- **WHERE IT IS:** Senate Bill 1241 was referred to the Senate Labor and Industry Committee on March 23, 2026.

