

521. The "Town of Kensington" is hereby declared to be the legal successor of the "Mayor and Council of Kensington", and shall be entitled to and is hereby vested with all the property and rights of every nature whatsoever, belonging to the Mayor and Council. All proceedings now pending in the name of the Mayor and Council shall be continued in such name and remain unaffected by the adoption of this charter. The Mayor and Councilmen and all other officers of the Town in office at the date of this Act shall hold their offices until their successors are elected, or appointed and qualified as herein provided; all ordinances, regulations and resolutions now in force, and not inconsistent with the provisions of this Act, shall remain in force until altered or replaced. No provisions of this Act shall affect any right, lien or liability subsisting at the date of its passage. The council is hereby authorized to prepare a plat of said Town, upon which shall be shown all streets, roads and public ways, whether heretofore laid out or projected, and by which all lots and property therein shall thereafter be described, to control the sub-division of all land and property within the corporate limits of said Town; to establish building lines, and to compel all persons erecting buildings in said Town to conform thereto, to make reasonable regulations in regard to the buildings to be erected, altered or moved, to grant building permits for the same and to compel all persons erecting, altering or moving buildings in said Town to conform to such regulations. The council shall have the power, and it shall be their duty to pass such ordinances as may be necessary, beneficial and proper, and for the enforcement of the provisions of this charter not inconsistent with the law:

(1) To preserve the peace, good order and the best interests of the Town;

(2) To maintain its cleanliness and health, and to this end:

(a) That they shall have the same powers as the State Board of Health of this State, within the corporate limits of said Town, and one-fourth of a mile outside thereof, in every direction;

(b) They may adopt and provide an efficient system of drainage;

(c) They shall have full power to regulate privies, specify the character of boxes and other fixtures for them, and the mode in which they shall be emptied and their contents removed, as well as the disposition of said contents, and they shall prohibit the construction or maintainance of privy-sinks, cesspools and other depositories of filth within the corporate limits;