

its general purpose to make uniform the law of those States which enact it.

Section 31. *Short Title.* This act may be cited as the Uniform Conditional Sales Act.

Section 32. *Inconsistent Laws Repealed.* Except so far as they are applicable to conditional sales made prior to the time when this act takes effect the following act shall be and is hereby repealed, to wit:

Act of June 7,
1915 (P. L. 866),
repealed.

The act, approved the seventh day of June, one thousand nine hundred and fifteen (Pamphlet Laws, eight hundred sixty-six), entitled "An act defining conditional sales, and regulating the recording and effect thereof, and providing penalties."

All other acts or parts of acts inconsistent with this act are repealed, but this act shall not be construed to repeal the act, approved the first day of May, one thousand nine hundred and twenty-three (Pamphlet Laws, one hundred and seventeen), entitled "An act concerning conditional sales of chattels attached or to be attached to realty, and regulating the recording and effect thereof; and providing remedies, and penalties."

Section 33. *Time of Taking Effect.* This act shall take effect the first day of September, one thousand nine hundred and twenty-five.

APPROVED—The 12th day of May, A. D. 1925

GIFFORD PINCHOT.

No. 326.

AN ACT

To enable any city of the first class owning and operating its own water works to require a water-meter to be installed upon every property supplied from such water works at the expense of the owner thereof, and providing that the cost of and charge for installing such water-meter shall be a lien upon such property with the same priority and enforceable in the same manner as a municipal claim.

Cities of first
class.

May require
owner to install
water-meter.

Section 1. Be it enacted, &c., That from and after the passage of this act the municipal authorities of every city of the first class within this Commonwealth which now owns and operates or may hereafter acquire or construct and operate its own water works shall have the power to require the owner or owners of every separate property supplied from such water works to install or permit the installation of a water-meter or meters upon and for such property.

Lien against prop-
erty for cost of
water-meter.

Section 2. The municipal authorities of any city of the first class aforesaid may require the owner of every property upon and for which a water-meter is

installed to pay the reasonable cost of and charge for installing such meter at such times and in such amounts as the said authorities shall prescribe. Such cost and charge shall be a lien upon the property upon and for which the water-meter shall have been installed.

Section 3. Liens for cost of and charges for installing water-meters shall have the same priority and shall be enforceable in the same manner as municipal claims are now entitled to have and to be enforced by law.

Priority of such liens.

Section 4. All acts and parts of acts inconsistent herewith are hereby repealed.

Repeal.

Section 5. If any part of this act shall be declared to be invalid or unconstitutional the remaining parts hereof shall be and remain the valid act of the Legislature.

Severability of parts of act.

APPROVED—The 12th day of May, A. D. 1925.

GIFFORD PINCHOT.

No. 327.

AN ACT

Regulating the recording of certain deeds, conveyances, and other instruments of writing, and fixing the effect thereof as to subsequent purchasers, mortgagees, and judgment creditors.

Section 1. Be it enacted, &c., That all deeds, conveyances, contracts, and other instruments of writing wherein it shall be the intention of the parties executing the same to grant, bargain, sell, and convey any lands, tenements, or hereditaments situate in this Commonwealth, upon being acknowledged by the parties executing the same or proved in the manner provided by the laws of this Commonwealth, shall be recorded in the office for the recording of deeds in the county where such lands, tenements, and hereditaments are situate. Every such deed, conveyance, contract, or other instrument of writing which shall not be acknowledged or proved and recorded as aforesaid shall be adjudged fraudulent and void as to any subsequent bona fide purchaser or mortgagee without actual or constructive notice unless such deed, conveyance, contract, or instrument of writing shall be recorded as aforesaid before the recording of the deed or conveyance under which such subsequent purchaser or mortgagee shall claim.

Recording deeds, conveyances, etc., for sale of land.

Effect of unrecorded instrument as to subsequent purchaser or mortgagee.

Section 2. This act shall take effect the first day of January, one thousand nine hundred and twenty-six.

Effective date.