§ 528. Application of title. 1. No "charter law," as such term is defined in section thirty-two of the municipal home rule law, nor local law shall be adopted which is inconsistent with the provisions of this title.

2. Provisions of all general, special, local or other laws which are inconsistent with the provisions of this title shall be inapplicable to municipal corporations to which this title applies but if not inconsistent shall apply to such municipal corporation.

3. This title shall apply to all counties except counties wholly within a city and all cities and towns in the state except (1) a city with a population of five million or more and (2) a city or town in a county having the power to assess property for purposes of taxation.