



## COMMERCIAL KENNEL APPLICATION

### CHECKLIST

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. IF A QUESTION DOES NOT APPLY, PLEASE WRITE "N/A".

- Commercial kennel is any premise where more than 3 animals of over 6 months of age are boarded, trained, or bred for compensation or are offered for sale, except for an animal hospital, veterinary clinic, or pet shop.
- This license expires on December 31 of each year.
- An annual inspection by the Police Department is required. A Community Service Officer from the Police Department will contact you to schedule an inspection after you have submitted this application.
- Council approval is required. The City Council meets on the 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Mondays of each month. Staff will notify you after your license has been considered.

### CONDITIONAL USE PERMIT

A Conditional Use Permit may be required. Check with the Planning Department at 763.635.1000 prior to submitting this application.

Commercial kennels are allowed in:

*(Section (30-991, b-12))*

1. R1 Residential Districts
  - Permitted if on five (5) buildable acres or greater, excluding lots located in cluster subdivision.
  - Conditional Use Permit (CUP) required for less than five (5) buildable acres or lots located in cluster subdivision
2. A1 (Accessory Use) No CUP required.

No commercial kennel license may be issued in any of the other residential districts.

### FEES

- \$75 Commercial Kennel fee
- If a Conditional Use Permit is required additional fees will apply.



## COMMERCIAL KENNEL APPLICATION

1. Name of Applicant: \_\_\_\_\_  
(full name of individual, partnership, corporation, or association)

2. Address of Applicant: \_\_\_\_\_  
Street City State Zip

3. Name under which applicant will be doing business, business address, and telephone number:

DBA or Trade Name: \_\_\_\_\_  
Business Address \_\_\_\_\_  
Street City State Zip

Business Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

4. Is a Conditional Use Permit required? (*Check with Planning Department*)  Yes  No  
If yes, please attach a copy of the Conditional Use Permit terms and conditions.

5. Maximum number of animals that will be kept at the kennel: \_\_\_\_\_

6. Type of applicant (check one):  
 Individual  Partnership  Corporation  Association  Other

7. Individual:

A. If employed, name and address of employer \_\_\_\_\_

8. Corporation, Partnership, Other Organization:

A. Is the corporation, partnership, or other organization organized under Minnesota law?  Yes  No

If no, state in which organized \_\_\_\_\_

B. Is organization authorized to do business in Minnesota?  
 Yes  No

C. Attach copy of Certificate of Organization to transact business in Minnesota (*received from Secretary of States office*).

9. Attach list of the authorized agents or employees of the applicant who will transact business in the City of Elk River on behalf of applicant including the following information:

Name \_\_\_\_\_ Phone # \_\_\_\_\_  
Address \_\_\_\_\_

10. Has the applicant or any other officer, director, partner, agent, or employee of the applicant ever been convicted of a crime, misdemeanor, or violation of municipal ordinances relating to the care or treatment of animals?  Yes  No

11. Describe the provisions made for each of the following activities:

- A. Type of shelter and bedding \_\_\_\_\_  
\_\_\_\_\_
- B. Heating, lighting, and ventilation \_\_\_\_\_  
\_\_\_\_\_
- C. Temperature control \_\_\_\_\_  
\_\_\_\_\_
- D. Storage/refrigeration of food supplies \_\_\_\_\_  
\_\_\_\_\_
- E. Waste disposal \_\_\_\_\_  
\_\_\_\_\_
- F. Noise \_\_\_\_\_
- G. Veterinary care \_\_\_\_\_  
\_\_\_\_\_
- H. Supervision of animals \_\_\_\_\_  
\_\_\_\_\_

12. What time and day of the week is most convenient for the Elk River Police Department to conduct a kennel inspection? \_\_\_\_\_

*I am familiar with state laws and local ordinances regarding the care and treatment of animals and operation of kennels and have reviewed the Code of Ordinances for the City of Elk River, Chapter 10, and represent that the above described kennel activities will be operated consistent with state law and local ordinances as described above. I declare that the information I have provided on this application is truthful and I understand that falsification of answers on this application may result in denial of this application. I authorize the City of Elk River to investigate and make whatever inquiries are necessary to verify the information provided.*

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

**For Office Use**

Application Fee Paid: \_\_\_\_\_

Kennel Inspection Completed: \_\_\_\_\_

Is a Conditional Use Permit required:  Yes  No

Planning Manager signature if CUP not required: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_

# State of Minnesota

## License Applicant Information

Under Minnesota law (M.S. 270C.72, subd. 4), the agency issuing you this license is required to provide to the Minnesota Commissioner of Revenue your **Minnesota business tax identification number** and the **Social Security number of each license applicant (person signing the application)**.

Under the Minnesota Government Data Practices Act and the Federal Privacy Act of 1974, we must advise you that:

- This information may be used to deny the issuance, renewal or transfer of your license if you owe the Minnesota Department of Revenue delinquent taxes, penalties, or interest;
- The licensing agency will supply it only to the Minnesota Department of Revenue. However, under the Federal Exchange of Information Act, the Department of Revenue is allowed to supply this information to the Internal Revenue Service;
- Failing to supply this information may jeopardize or delay the issuance of your license or processing your renewal application.

Please fill in the following information and return this form along with your application to the agency issuing the license. Do **not** return this form to the Department of Revenue.

(please print or type)

**TYPE OF LICENSE BEING APPLIED FOR OR RENEWED:** KENNEL

**LICENSING AUTHORITY:** City of Elk River

**Personal Information (required):**

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Applicant's last name	First name and initial	Social Security number
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Applicant's address	City	State	Zip Code
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**Business Information (if applicable):**

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Business name

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Business address	City	State	Zip Code
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Minnesota tax identification number: \_\_\_\_\_

If a Minnesota tax identification number is not required, please explain on the reverse side of this form.

Federal tax identification number: \_\_\_\_\_

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Signature	Title	Date
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# Certificate of Compliance Minnesota Workers' Compensation Law

PRINT IN INK OR TYPE.

Minnesota Statutes, Section 176.182 requires every state and local licensing agency to withhold the issuance or renewal of a license or permit to operate a business or engage in any activity in Minnesota until the applicant presents acceptable evidence of compliance with the workers' compensation insurance coverage requirement of Minnesota Statutes, Chapter 176. The required workers' compensation insurance information is the name of the insurance company, the policy number, and the dates of coverage, or the permit to self-insure. If the required information is not provided or is falsely stated, it shall result in a \$2,000 penalty assessed against the applicant by the commissioner of the Department of Labor and Industry.

**A valid workers' compensation policy must be kept in effect at all times by employers as required by law.**

BUSINESS NAME (Individual name only if no company name used)		LICENSE OR PERMIT NO (if applicable)	
DBA (doing business as name) (if applicable)			
BUSINESS ADDRESS (PO Box must include street address)	CITY	STATE	ZIPCODE

**YOUR LICENSE OR CERTIFICATE WILL NOT BE ISSUED WITHOUT THE FOLLOWING INFORMATION. You must complete number 1, 2, or 3 below.**

**NUMBER 1 COMPLETE THIS PORTION IF YOU ARE INSURED:**

INSURANCE COMPANY NAME (not the insurance agent)		
WORKERS' COMPENSATION INSURANCE POLICY NO.	EFFECTIVE DATE	EXPIRATION DATE

**NUMBER 2 COMPLETE THIS PORTION IF SELF-INSURED:**

I have attached a copy of the permit to self-insure.

**NUMBER 3 COMPLETE THIS PORTION IF EXEMPT:**

I am not required to have workers' compensation insurance coverage because:

- I have no employees
- I have employees but they are not covered by the workers' compensation law. (See Minn. Stat. § 176.041 for a list of excluded employees.) Explain why your employees are not covered: \_\_\_\_\_
- Other: \_\_\_\_\_

**ALL APPLICANTS COMPLETE THIS PORTION:**

I certify that the information provided on this form is accurate and complete. If I am signing on behalf of a business, I certify that I am authorized to sign on behalf of the business.

APPLICANT SIGNATURE (mandatory)	TITLE	DATE
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**NOTE: if your Workers' Compensation policy is cancelled within the license or permit period, you must notify the agency who issued the license or permit by resubmitting this form.**

This material can be made available in different forms, such as large print, Braille or on a tape. To request, call 1-800-342-5354 (DIAL-DLI) Voice or TDD (651) 297-4198.

Number 1, 2, or 3 MUST be completed





**APPLICATION LICENSE INVOLVING  
PRIVATE OR CONFIDENTIAL INFORMATION  
(Tennessee Warning)**

In connection with your request for a license, the City of Elk River has asked that you provide information about yourself, which is classified as either *private* or *confidential* by the Minnesota Government Data Practices Act (M.S.A. 13.04). Accordingly, the City is required to inform you of the following:

1. The private or confidential information requested includes, but may not necessarily be limited to, the following: *Your social security number or Minnesota business identification number.*
2. The purpose and intended use of the information requested is: *To comply with Minnesota Statutes, Section 270.72.*
3. You are required to supply the requested information.
4. The known consequences of supplying the requested information is as follows: *Loss or denial of the requested license if you owe the State of Minnesota delinquent taxes, penalties or interest.*
5. The known consequences of refusing to supply the requested information is: *Your request for a license cannot be processed.*
6. The following persons and entities are authorized by law to receive the information if provided: *State of Minnesota - Department of Revenue and other government agencies as provided by law.*

**The undersigned, by signing this notice, acknowledges that he/she has read and understands the contents of this notice.**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant



## Chapter 10 ANIMALS\*

**\*Cross references:** Health and sanitation, ch. 26; zoning regulations concerning animals, § 30-803.

**State law references:** General authority relative to animals, Minn. Stats. § 412.221, subd. 21; animal health, Minn. Stats. ch. 35; dogs and cats, Minn. Stats. ch. 347; cruelty to animals, Minn. Stats. § 343.20 et seq.

### Article I. In General

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- Sec. 10-2. Running at large.
- Sec. 10-3. Wild or vicious animals.
- Sec. 10-4. Confinement of animal biting human.
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- Sec. 10-6. Nuisance animals.
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### Article II. Administration and Enforcement

#### Division 1. Generally

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### Article III. Dogs and Cats

- Sec. 10-81. Confinement of female dogs in heat.
- Sec. 10-82. License.
- Sec. 10-83. Kennel permit.
- Sec. 10-84. Standards for kennels.

## ARTICLE I. IN GENERAL

### Sec. 10-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Animal* means a dog, cat, or other animal which is harbored, fed, or kept by any person.

*Animal warden* means the chief of police or his authorized representative designated as such by him to perform the duties prescribed by this chapter.

*At large.* An animal, except for a cat, is at large when it is off the property of the person owning, harboring, or keeping the animal, and it is not under restraint. A cat is at large when it is off the property of the person owning, harboring, or keeping the cat, and the cat does not have a collar on with a current license attached.

*Citation* means a notice or complaint issued by the animal warden or a city police officer to the owner of any animal apprising the owner of one or more violations of this chapter.

*Kennel, commercial,* means any premises where more than three animals of over six months of age are boarded, trained, or bred for compensation or are offered for sale, except for an animal hospital, pet shop or veterinary clinic.

*Kennel, private,* means any premises where:

- (1) More than three dogs or three cats over the age of six months; or
- (2) More than ten cats over the age of six months if located on premises of ten acres or more as long as the cats have been spayed or neutered;

are harbored or kept, except for a commercial kennel.

*Owner* means any person owning, keeping, harboring, or acting as custodian of a dog, cat, or other animal.

*Person* means any individual, firm, partnership, or corporation.

*Premises* means any building, structure, shelter, vehicle, or land whereon dogs, cats, or other animals are kept or confined.

*Public nuisance animal* means any animal which:

- (1) If a dog or cat, is repeatedly found at large.
- (2) Damages the property of anyone other than its owner.
- (3) Causes fouling of the air by odor.
- (4) Causes unsanitary conditions of enclosures or surroundings.
- (5) By virtue of number of types of animals maintained, is offensive or dangerous to the public health, safety or welfare.
- (6) Excessively makes disturbing noises.
- (7) Molests passersby or passing vehicles.
- (8) Attacks other domestic animals.
- (9) Has been designated by the animal warden to be a public nuisance animal by virtue of being a menace to the public health, welfare and safety.

*Veterinary hospital* means a place for the treatment, hospitalization, surgery, care, and boarding of animals or birds, which place is owned and operated by a licensed veterinarian.

*Vicious animal* means any animal which constitutes a physical threat to human beings or other animals by virtue of one or more attacks of such severity as to cause property damage or physical injury, or any animal of vicious character, habit, or disposition.

(Code 1982, § 502.00; Ord. No. 00-15, § 2, 9-11-2000)

**Cross references:** Definitions generally, § 1-2.

### **Sec. 10-2. Running at large.**

No dog, cat, or other animal shall be allowed by its owner to run at large, and every owner of a dog shall cause the dog:

- (1) To be confined to the owner's property by training, fencing, or leashing, and females in heat shall be confined in an enclosure and so kept and confined therein during such entire period and until such dogs shall not attract other dogs on account thereof.
- (2) While in any public place such as a school, playground, or park, to be on a leash, chain, or cord of not more than eight feet in length and in the custody of a person of sufficient age to adequately control the dog at all times.
- (3) While in all other areas such as on a public street or in an automobile, to be in the custody of a person of sufficient age to adequately control the dog or cat at all times, and to have and keep the dog under control.

Every person convicted of a violation of this provision shall be punished by a fine of not more than \$100.00.

(Code 1982, § 502.08; Ord. No. 00-15, § 4(502.08), 9-11-2000)

### **Sec. 10-3. Wild or vicious animals.**

No person shall keep or allow to be kept any place in the city any vicious animal or any animal which is wild by nature.

(Code 1982, § 502.09)

**State law references:** Dangerous dogs, Minn. Stats. § 347.50 et seq.

### **Sec. 10-4. Confinement of animal biting human.**

- (a) Whenever an owner within the limits of the city shall learn that his animal has bitten a human being, such person shall

immediately confine the animal in a place where it cannot escape or have access to any human being or other animal. A report of the incident shall immediately be made by the owner to the city police department. The person bitten, or his parent or guardian, may also notify the city police department.

- (b) Whenever an officer of the police department shall learn that a human being has been bitten by any animal, the officer shall ascertain the identity of the animal and the person owning, harboring, or possessing it and shall immediately direct such person to confine such animal as deemed appropriate by the officer.
  - (1) Any animal so ordered confined shall be confined as so directed for a period of at least ten days, kept apart from other animals.
  - (2) Upon expiration of the ten days, if it is determined the animal does not have a disease which might have been transmitted by such bite, the animal may then be released.

(Code 1982, § 502.10)

#### **Sec. 10-5. Control of animals with history of biting.**

Every animal that has a history of biting a human or any domestic animal shall be confined by the owner within a building or secure, covered enclosure. Such animal shall not be taken out of such building or secure, covered enclosure unless muzzled and on a leash.

(Code 1982, § 502.11)

#### **Sec. 10-6. Nuisance animals.**

No person shall keep, own, harbor, or otherwise possess within the city an animal which is a public nuisance animal.

(Code 1982, § 502.32)

**Cross references:** Nuisances, ch. 46.

#### **Sec. 10-7. Noisy animals.**

It shall be unlawful for any person to own, keep, have in his possession, or harbor any animal which, by frequent and habitual howling, yelping, barking or otherwise, shall cause serious annoyance or disturbance to persons or to the neighborhood; provided, however, that the provisions of this section shall not apply to duly authorized hospitals or clinics established and operating for the treatment of small animals. No person shall be convicted under the provisions of this section except upon evidence from 50 percent of the adult residents living within 500 feet of the residence of the animal complained of or from four persons each of a different household, whichever is less, and no warrant shall be issued except after written notice has been mailed or delivered to the occupant of the premises where such animal is kept or harbored advising that a complaint has been made about the animal and calling attention to the provisions of this section.

(Code 1982, § 502.34)

#### **Sec. 10-8. Abandonment.**

It shall be unlawful to abandon any dog, cat, or other animal within the city.

(Code 1982, § 502.14)

#### **Sec. 10-9. Removal of animal feces.**

- (a) Any person having the custody or control of any dog or domestic animal shall have the responsibility for cleaning up any feces of the animal and disposing of such feces in a sanitary manner. It shall furthermore be the duty of any person having custody or control of any dog or domestic animal on or about any public place or private property of another to have in such person's possession suitable equipment for the picking up, removal, and sanitary disposal of animal feces. The provisions of this subsection shall not apply to a guide dog accompanying a blind person or to a service dog accompanying a disabled person or to a dog when used in police or rescue activities. Every person convicted of a violation of this subsection shall be punished by a fine of not more than \$100.00.
- (b) The provisions of this section shall not apply to the ownership or use of Seeing Eye dogs by blind persons, dogs used in police activities of the city, such as the canine corps, or tracking dogs used by or with the permission of the city's police department.

(Ord. No. 00-15, § 3, 9-11-2000)

Secs. 10-10--10-30. Reserved.

## **ARTICLE II. ADMINISTRATION AND ENFORCEMENT\***

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**\*Cross references:** Administration, ch. 2.

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### **DIVISION 1. GENERALLY**

#### **Sec. 10-31. Persons responsible for enforcement.**

The provisions of this chapter shall be enforced by the animal warden and those officers designated in this chapter, under the operational supervision of the chief of police pursuant to policies established by the council. The animal warden may issue citations for violations of this citation.

(Code 1982, § 502.02)

#### **Sec. 10-32. Right of entry.**

The animal warden shall have the right to enter upon any premises at all reasonable times for the purpose of discharging the duties imposed by this chapter where there is probable cause that a violation of this chapter has been committed.

(Code 1982, § 502.04)

Secs. 10-33--10-50. Reserved.

### **DIVISION 2. IMPOUNDMENT**

#### **Sec. 10-51. Authorized.**

The animal warden or any police officer of the city shall seize and impound any dogs or cats found in the city without the tag provided for by this chapter, or animals running at large in violation of section 10-2. To enforce this chapter, the animal warden or police officer may enter upon any private premises in pursuit of an animal running at large. It shall be unlawful for any person to interfere with the animal warden or a police officer engaged in taking an animal under this section for impoundment or to refuse to surrender an animal to the animal warden or a police officer for confinement.

(Code 1982, § 502.24)

#### **Sec. 10-52. Diseased or dangerous animals.**

- (a) Any animal displaying symptoms of being rabid may be seized at any place or time and shall be confined in the city pound, or other appropriate place designated for such purpose by the council from time to time, at the expense of the owner, until found to be free from rabies.
- (b) If any animal appears to be diseased, vicious, dangerous, or rabid, or has been exposed to rabies, and such animal cannot be taken up and impounded without serious risk, such animal may be killed if reasonably necessary for the safety of any person.

(Code 1982, § 502.28)

#### **Sec. 10-53. Redemption of impounded animals; disposition of unredeemed animals.**

- (a) The city, upon the impounding of any animal, may condition redemption of the animal from impoundment upon payment of the required impounding fee as duly set by the council from time to time, plus the cost of boarding for each day the animal has been confined in the pound, together with the payment for a current license for the animal if no

current license has been issued. The pound keeper shall issue a receipt in triplicate pursuant to the requirements of this section, the original of which shall be given to the person paying the impoundment fee established by resolution, the duplicate to be furnished to the city administrator, and the triplicate to be retained by the pound keeper.

- (b) If, at the end of seven days after such impounding, the animal has not been redeemed, it may be sold at private sale, or the keeper of the pound may dispose of the animal in a humane manner or pursuant to the terms of Minn. Stats. § 35.71.

(Code 1982, § 502.30)

Secs. 10-54--10-80. Reserved.

### ARTICLE III. DOGS AND CATS\*

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\*State law references: Dogs and cats, Minn. Stats. ch. 347.

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#### Sec. 10-81. Confinement of female dogs in heat.

It is unlawful for the owner of any female dog in season to allow such dog to be off such owner's premises.

(Code 1982, § 502.12)

#### Sec. 10-82. License.

- (a) *Required; term.* No person shall own, harbor, or keep a dog or cat over six months of age within the city unless a current license for such dog or cat has been obtained. The license shall be issued for a two-year period and shall expire on December 31 of the last year of the license issued.
- (b) *Animals owned by nonresidents.* Dogs and cats over six months of age owned or kept by nonresidents of the city are not permitted to remain in the city longer than ten days without complying with the terms of this section.
- (c) *Application; fee; receipt.* It shall be required of each person owning, keeping, or harboring a dog or cat to pay a license fee to the city administrator as imposed by this section, except as provided in section 10-83. The license fee for any dog or cat shall be as established by resolution. Each application for such license shall include a statement, signed by the person applying for the license, which certifies that the dog or cat has been inoculated for rabies not more than 24 months preceding the date of application. Upon receipt of the license fee and the signed application, the city administrator shall execute the receipt in triplicate, the original of which shall be given to the person who pays the fee. The duplicate shall be given to the police department and the third copy shall be retained in the records of the city administrator. This receipt shall describe the dog or cat as to color, breed, age, sex and weight. Any owner shall produce for inspection the license receipt upon the request of the animal warden or a police officer.
- (d) *Unlawful use of receipt, tag or inoculation certificate.* It shall be unlawful for any person to use for any dog or cat a license receipt, license tag, or rabies inoculation certificate issued to another person, dog or cat.
- (e) *Tags.* The city administrator shall procure a sufficient number of metallic tags for delivery of one such tag to the person paying the license fee. It shall be the responsibility of the owner of the dog or cat for which the tag was obtained to permanently attach the tag to the collar of the dog or cat in such manner that the tag may be readily seen. The tag is not transferable to any other dog or cat or to a new owner of the dog or cat. If a tag is lost or stolen, the owner may obtain a new tag by surrendering the license receipt for the first tag and by paying an additional fee as duly set by the council from time to time.

(Code 1982, §§ 502.16, 502.18, 502.20, 502.22)

**State law references:** County dog licenses, Minn. Stats. § 347.08 et seq.

#### Sec. 10-83. Kennel permit.

- (a) *Required.* No person shall own, harbor, or keep upon his premises more than three dogs or cats over the age of six months

unless in a commercial or private kennel duly permitted under this section. If the premises are ten acres or more, the person may own, keep, or harbor up to ten cats over the age of six months as long as they have been spayed and neutered and documentation as to that fact is provided.

- (b) *Issuance.* No person shall operate a commercial or private kennel in the city without first obtaining a permit. Application for such permit shall be made to the city administrator and shall be accompanied by the permit fee. Such a permit shall be issued upon a showing of compliance with all laws and ordinances.
- (c) *Term; fee.* Commercial and private kennel permits shall be issued on an annual basis, expiring on December 31 following the first effective day of the kennel permit. The commercial kennel permit fee shall be as established by resolution.
- (d) *Maintenance of premises; inspections; revocation of permit.* Commercial and private kennels shall be kept in a clean and healthful condition at all times and shall be open for inspection by duly authorized city authorities at any reasonable time. A commercial or private kennel permit may be revoked by the council by reason of the violation of this chapter or any health or nuisance order, law, or regulation.

(Code 1982, § 502.36)

**State law references:** State animal dealer license, Minn. Stats. § 347.34 et seq.

#### **Sec. 10-84. Standards for kennels.**

- (a) Private and commercial kennel facilities shall be structurally sound and maintained in good repair. Indoor housing facilities should be adequately ventilated and have ample light and heat, either natural or artificial.
- (b) Animals kept outside shall be provided with access to shelter to protect them from the sun, rain, and snow, together with adequate bedding when the temperature falls below 50 degrees Fahrenheit.
- (c) If animals are confined by chains, such chains shall be so attached that they cannot become entangled with the chains of other animals or any other objects. Chains shall be of a size commonly used for the size of animals involved and shall be attached to the animal by means of a well-fitted collar. Such chain shall be at least three times the length of the animal as measured from the tip of its nose to the base of its tail.
- (d) Enclosures shall be of sufficient size to allow each animal to turn around fully and stand, sit, and lie in a comfortable normal position. The floors of the enclosure shall be constructed so as to prevent injury to the animal's legs and feet.
- (e) The temperature for indoor housing facilities shall not be allowed to fall below 50 degrees Fahrenheit for animals not accustomed to lower temperatures.
- (f) Disposal facilities shall be provided to minimize vermin, infestation, odors and disease hazards.
- (g) Adequate storage and refrigeration shall be provided to protect food supplies against contamination and deterioration.