

COTTAGE FOOD LAW REPORT

Charleston County

South Carolina · Charleston · FIPS 45019 · Population
409,840 · Crosodo Index #1131*

STATE BASELINE

S.C. Code §44-1-145

STATE TIER

Good

ANNUAL SALES CAP (STATE)

—

CONFIDENCE

HIGH

LAST VERIFIED

2026-05-05

IMPORTANT — NOT LEGAL ADVICE

This report compiles publicly-available statutes, regulations, and county zoning rules into a research reference. It is **not legal advice** and is provided **without warranty** as to accuracy, completeness, or current applicability.

Cottage food law changes frequently. Counties may amend zoning, health departments may issue new permits, and state legislatures may update statutes after the publication date shown above.

Always verify rules directly with your state department of health/agriculture and your county health and planning offices before relying on them for any business or regulatory decision. Consult a licensed attorney for advice specific to your situation.

How to start — 60-second path

Charleston County, South Carolina — permit, pickup, and label steps before the full county rules.

HOME KITCHEN ALLOWED?

Yes

STATE SALES CAP

—

HOME OCCUPATION PERMIT?

Yes

ON-SITE / PORCH PICKUP?

Yes

INSPECTION

No

PETS

No specific state restriction beyond standard food safety.

BEFORE YOU SELL FROM THIS ADDRESS

- ☐ **1. Menu** — Confirm each product under South Carolina cottage food rules (county cannot expand a state ban).
- ☐ **2. Pickup & zoning** — Home occupation and porch pickup cells above; HOA/lease may still block customer traffic.
- ☐ **3. Local tax / license** — Business license or sales tax certificate if your city/parish requires it (common even with no state food permit).
- ☐ **4. Training** — Food handler or state registration before market day.
- ☐ **5. Labels** — Disclaimer, allergens, ingredients, net quantity, producer info.
- ☐ **6. Call if unclear** — County health and planning for your exact address.

LABEL FIELDS TO INCLUDE

- ☐ Product name · producer name · address (or allowed alternative)
- ☐ Ingredients by weight · major allergens · net weight/quantity
- ☐ South Carolina home-kitchen disclaimer (see live label one-pager)

CONTINUE ONLINE

[Open the live county page →](#)

[South Carolina label one-pager →](#)

[Local notes & questions →](#)

Planning path only — not legal advice. Rules change. Always verify with state and local offices before selling.

SOUTH CAROLINA: CHARLESTON COUNTY

CROSODO INDEX #1131* · FIPS 45019 · Charleston

Charleston County

Population 409,840 · State baseline: S.C. Code §44-1-145 · **HIGH****QUICK VIEW FOR BAKERS IN THIS COUNTY****HOME KITCHEN ALLOWED?**

Yes (South Carolina cottage food law (S.C. Code §44-1-145) allows non-PHF foods produced in primary domestic residence without registration, permit, or inspection. 2022 amendment (Act No. 208) expanded to allow retail store/grocery store sales and online/mail order. No sales cap. Products must be labeled as produced in unlicensed home kitchen. PHF (potentially hazardous) foods prohibited. City of Charleston requires a Home Occupation permit for home-based businesses per Charleston Zoning Ordinance Sec. 54-211.)

SEPARATE KITCHEN REQUIRED?

No

PETS ALLOWED?

No specific state restriction beyond standard food safety.

HOME OCCUPATION PERMIT?

Yes (City of Charleston requires a Home Occupation permit (application at 2 George St, First Floor) per Zoning Ordinance Sec. 54-211. Home occupation must be incidental to residential use; no retail businesses or activities injurious to health/welfare; no external signage incompatible with residential character; limits on floor area and operations. The completed application constitutes zoning approval. For unincorporated Charleston County areas, county-level home occupation rules apply.)

ON-SITE / PORCH PICKUP?

Yes

INSPECTION REQUIRED?

No (No routine inspection. SC Department of Agriculture may investigate upon complaint.)

Home kitchen rules**HOME KITCHEN ALLOWED**

Yes — South Carolina cottage food law (S.C. Code §44-1-145) allows non-PHF foods produced in primary domestic residence without registration, permit, or inspection. 2022 amendment (Act No. 208) expanded to allow retail store/grocery store sales and online/mail order. No sales cap. Products must be labeled as produced in unlicensed home kitchen. PHF (potentially hazardous) foods prohibited. City of Charleston requires a Home Occupation permit for home-based businesses per Charleston Zoning Ordinance Sec. 54-211.

SEPARATE DEDICATED KITCHEN

No

PET RESTRICTIONS

No specific state restriction beyond standard food safety.

WATER SUPPLY

No specific state requirement for cottage food operations.

HANDWASHING

Standard food safety practices.

FOOD STORAGE

Non-PHF shelf-stable products only.

Inspection & permitting

INSPECTION REQUIRED	No — No routine inspection. SC Department of Agriculture may investigate upon complaint.
HOME OCCUPATION PERMIT	Yes — City of Charleston requires a Home Occupation permit (application at 2 George St, First Floor) per Zoning Ordinance Sec. 54-211. Home occupation must be incidental to residential use; no retail businesses or activities injurious to health/welfare; no external signage incompatible with residential character; limits on floor area and operations. The completed application constitutes zoning approval. For unincorporated Charleston County areas, county-level home occupation rules apply.
LOCAL BUSINESS LICENSE	Yes

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Yes
ON-SITE SIGNAGE	No
DELIVERY / PICKUP RULES	Direct-to-consumer and indirect sales (retail stores, grocery stores) permitted since 2022. Online/mail order allowed. Home occupation rules may limit customer traffic to home.
MAX EMPLOYEES IN HOME	City of Charleston home occupation rules permit at most one non-resident employee.

Relevant county code

S.C. Code §44-1-145 (state cottage food); City of Charleston Zoning Ordinance Sec. 54-211 (home occupations).

RESEARCH NOTES

City of Charleston Home Occupation Application form confirmed from official civic plus (Charleston city) document. Charleston Zoning Ordinance Sec. 54-211 details confirmed. SC state cottage food law (S.C. Code §44-1-145) confirmed from state baseline. Home Occupation permit required — completed application constitutes zoning approval. No routine food inspection. SC Dept. of Agriculture (not DHEC since July 2024) administers cottage food program. Confidence high: both state law and city permit requirement confirmed from .gov/civic sources.

SOURCES VERIFIED AT RESEARCH TIME

<https://www.charlestoncounty.gov/health>

<https://www.charlestoncounty.gov/planning>

<https://www.charlestoncounty.org>

<https://sc-charleston2.civicplus.com/DocumentCenter/View/36488>

<https://agriculture.sc.gov/programs-services/cottage-food-operations/>

<https://www.cityrulelookup.com/home-business/cottage-food/charleston-sc>

Questions about this county? Local notes and a place to leave a question: crosodo.com/nb/south-carolina/charleston-county-discuss

Bordering counties — cottage food law

Regulation	Charleston County	Berkeley County	Dorchester County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No specific state restriction beyond standard food safety.	Not specified in state statute	No specific state restriction on pets for cottage food operations.
INSPECTION REQUIRED	No	No	No
ON-SITE CUSTOMER PICKUP	Yes	Yes	Yes
ON-SITE SIGNAGE	No	Conditional	Conditional
DELIVERY / PICKUP	Direct-to-consumer and indirect sales (retail stores, grocery stores) permitted since 2022. Online/mail order allowed. Home occupation rule...	Direct and indirect sales allowed: at home, online, mail order (within SC), retail stores and grocery stores. No consignment or wholesale v...	Direct-to-consumer, online, mail-order, and indirect retail sales (grocery stores, retail stores) allowed under 2022 expansion. No geograph...
HOME OCCUPATION PERMIT	Yes	Conditional	Varies
LOCAL BUSINESS LICENSE	Yes	Varies	Varies
RESTRICTIONS	South Carolina cottage food law (S.C. Code §44-1-145) allows non-PHF foods produced in primary domestic residence without registration, per...	Non-potentially hazardous foods from primary domestic residence kitchen. No registration required (no fee or ID number needed unless earnin...	South Carolina allows cottage food from the kitchen of a primary domestic residence. No registration, permit, or inspection required. 2022 ...
FOOD STORAGE	Non-PHF shelf-stable products only.	Non-TCS shelf-stable foods; pH >5.6 presumed potentially hazardous; pH >4.6 acidified foods presumed PHF unless product assessment conducted	Non-potentially hazardous foods only. Products must be stored safely.
POPULATION	409,840	231,419	162,139

State context — South Carolina cottage food law

Charleston County's rules sit on top of South Carolina's state cottage food framework. The state law sets the floor — counties can add but cannot remove protections.

STATUTE

S.C. Code §44-1-145

ANNUAL SALES CAP

—

REGISTRATION REQUIRED

No

FOOD HANDLER CERT

No

KITCHEN INSPECTION

No

DIRECT SALES ONLY

No

INDIRECT SALES

Yes — Since the 2022 amendment, home-based food operations may sell to retail stores and grocery stores in addition to direct-to-consumer sales including online and mail order. Retail stores that sell home-based food products must post clearly visible signage indicating the products are not subject to commercial food regulations.

For the full state-level analysis including the verbatim statute text, see the **South Carolina cottage food law report** on Crosodo, or open the live guide: crosodo.com/states/south-carolina.

STATE-LEVEL REFERENCES

State statute: <https://www.scstatehouse.gov/code/t44c001.php>

State dept cottage food page: <https://agriculture.sc.gov/programs-services/cottage-food-operations/>

Forrager.com: <https://forrager.com/law/south-carolina/>

Questions about Charleston County? Local notes and a place to leave a question are on Crosodo. We monitor new threads — start with zoning, permits, or porch pickup.

crosodo.com/nb/south-carolina/charleston-county-discuss

Classifieds

Resources for cottage food & home bakers · crosodo.com/advertise

NATIONAL

SUPPLIES

Advertise here — Supplies

Reach home bakers across the country. crosodo.com/advertise

COURSES

Advertise here — Courses

Reach home bakers across the country. crosodo.com/advertise

INSURANCE

Advertise here — Insurance

Reach home bakers across the country. crosodo.com/advertise

LOCAL

Advertise here

Reach home bakers in Charleston County, South Carolina. Supply stores, farmers markets, kitchen rentals, and bakery services welcome.

crosodo.com/advertise

Your business here

Local cottage food listings, kitchen rentals, co-packer referrals, and community events — post yours on Crosodo.

crosodo.com/nb/south-carolina/charleston-county-discuss

Free ad space available

Let us know if you're a non-profit or community organization. Farmers markets, kitchen rentals, and cottage food events near you welcome.

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