

COTTAGE FOOD LAW REPORT

Charlottesville city

Virginia · Charlottesville · FIPS 51540 · Population 44,767 ·
Crosodo Index #321*

STATE BASELINE

Va. Code §3.2-5130

STATE TIER

Good

ANNUAL SALES CAP (STATE)

Tiered

CONFIDENCE

MEDIUM

LAST VERIFIED

2026-05-06

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

Charlottesville city, Virginia — permit, pickup, and label steps before the full county rules.

HOME KITCHEN ALLOWED?

Yes

STATE SALES CAP

Tiered

HOME OCCUPATION PERMIT?

No

ON-SITE / PORCH PICKUP?

Yes

INSPECTION

No

PETS

No specific pet restriction in state cottage food law.

BEFORE YOU SELL FROM THIS ADDRESS

- ☐ **1. Menu** — Confirm each product under Virginia 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
- ☐ Virginia home-kitchen disclaimer (see live label one-pager)

CONTINUE ONLINE

[Open the live county page →](#)

[Virginia label one-pager →](#)

[Print labels for your first market →](#)

[Local notes & questions →](#)

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

VIRGINIA: CHARLOTTESVILLE CITY

CROSODO INDEX #321* · FIPS 51540 · Charlottesville

Charlottesville city

Population 44,767 · State baseline: Va. Code §3.2-5130 · MEDIUM

QUICK VIEW FOR BAKERS IN THIS COUNTY

HOME KITCHEN ALLOWED?

Yes (Va. Code §3.2-5130 provides the home kitchen food processing exemption. No permit, registration, or inspection required at the state level. Local ordinances are NOT preempted — cities and counties may impose additional requirements. Many Virginia localities require a general business license (\$30–\$100/yr). Sales allowed only at the producer's home or at farmers markets/temporary events (≤14 days). Online sales prohibited (advertising allowed but no e-commerce transactions). Required label: producer name, physical address, phone, processing date, and 'NOT FOR RESALE — PROCESSED AND PREPARED WITHOUT STATE INSPECTION'.)

SEPARATE KITCHEN REQUIRED?

No

PETS ALLOWED?

No specific pet restriction in state cottage food law.

HOME OCCUPATION PERMIT?

No (Charlottesville city is subject to Virginia cottage food law (Va. Code §3.2-5130), which requires no state permit, registration, or inspection. Virginia does NOT preempt local ordinances — cities and counties may impose additional requirements. Many Virginia localities require a general business license (\$30–\$100/yr). Charlottesville is an independent city with an active food culture and multiple farmers markets (including the City Market on Water Street). Virginia cottage food law is not preempted locally; Charlottesville may require a local business license. The Charlottesville City Market is a primary sales venue for cottage food producers.)

ON-SITE / PORCH PICKUP?

Yes

INSPECTION REQUIRED?

No (No routine inspection required at state level.)

Home kitchen rules

HOME KITCHEN ALLOWED

Yes — Va. Code §3.2-5130 provides the home kitchen food processing exemption. No permit, registration, or inspection required at the state level. Local ordinances are NOT preempted — cities and counties may impose additional requirements. Many Virginia localities require a general business license (\$30–\$100/yr). Sales allowed only at the producer's home or at farmers markets/temporary events (≤14 days). Online sales prohibited (advertising allowed but no e-commerce transactions). Required label: producer name, physical address, phone, processing date, and 'NOT FOR RESALE — PROCESSED AND PREPARED WITHOUT STATE INSPECTION'.

SEPARATE DEDICATED KITCHEN

No

PET RESTRICTIONS

No specific pet restriction in state cottage food law.

WATER SUPPLY

No specific state cottage food water testing requirement.

HANDWASHING

No specific state cottage food handwashing mandate beyond general food safety practice.

FOOD STORAGE

Non-potentially hazardous (non-TCS), shelf-stable foods only.

Inspection & permitting

INSPECTION REQUIRED	No — No routine inspection required at state level.
HOME OCCUPATION PERMIT	No — Charlottesville city is subject to Virginia cottage food law (Va. Code §3.2-5130), which requires no state permit, registration, or inspection. Virginia does NOT preempt local ordinances — cities and counties may impose additional requirements. Many Virginia localities require a general business license (\$30–\$100/yr). Charlottesville is an independent city with an active food culture and multiple farmers markets (including the City Market on Water Street). Virginia cottage food law is not preempted locally; Charlottesville may require a local business license. The Charlottesville City Market is a primary sales venue for cottage food producers.
LOCAL BUSINESS LICENSE	Varies

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Yes
ON-SITE SIGNAGE	Conditional
DELIVERY / PICKUP RULES	Sales allowed only at the producer's home or at farmers markets and temporary events (events capped at 14 consecutive days). No online sales, mail order, wholesale, or retail sales. No shipping.
MAX EMPLOYEES IN HOME	Not specified in state statute.

Relevant county code

Va. Code §3.2-5130 (Home Kitchen Food Processing Exemptions); local ordinances not preempted — verify local business license requirements.

RESEARCH NOTES

State baseline applied. Good tier state. Allowed foods: Non-TCS shelf-stable foods including candies, jams/jellies, dried fruits, dry herbs, dry seasonings, dry mixtures, nuts, vinegars, popcorn, cotton candy, dried pasta, dry baking mixes, roasted coffee, dried tea, cereals, trail mixes, granola, and baked goods not requiring temperature control. Pickles/acidified vegetables (equilibrium pH 4.6 or lower) subject to a separate annual cap. Prohibited: TCS (time/temperature control for safety) foods are prohibited. Products cannot be sold online, via mail order, to retailers, or for resale.

SOURCES VERIFIED AT RESEARCH TIME

<https://www.charlottesville.gov>

<https://www.vdacs.virginia.gov/food-information-for-vendors-and-businesses-home-food-processors.shtml>

<https://law.lis.virginia.gov/vacode/3.2-5130/>

Questions about this county? Local notes and a place to leave a question: crosodo.com/nb/virginia/charlottesville-city-discuss

Charlottesville city and nearby places

Regulation	Charlottesville city	Albemarle County	Louisa County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No specific pet restriction in state cottage food law.	No specific state prohibition; standard food safety practices apply.	No specific state cottage food pet restriction.
INSPECTION REQUIRED	No	No	No
ON-SITE CUSTOMER PICKUP	Yes	Conditional	Yes
ON-SITE SIGNAGE	Conditional	No	Conditional
DELIVERY / PICKUP	Sales allowed only at the producer's home or at farmers markets and temporary events (events capped at 14 consecutive days). No online sale...	Virginia allows direct sales only: home, farmers markets, events, online (no resale to retail/restaurants). Customer pickup permitted subje...	Direct sales only at home, farmers markets, or temporary events (up to 14 consecutive days). No online ordering, no shipping, no wholesale.
HOME OCCUPATION PERMIT	No	Yes	Varies
LOCAL BUSINESS LICENSE	Varies	Yes	Likely
RESTRICTIONS	Va. Code §3.2-5130 provides the home kitchen food processing exemption. No permit, registration, or inspection required at the state level....	Virginia allows non-TCS shelf-stable cottage foods with no registration or inspection. Direct sales only (no resale/consignment). All-caps ...	Virginia Home Kitchen Food Processing Exemption (Va. Code §3.2-5130) permits direct-to-consumer sale of non-TCS shelf-stable foods from a p...
FOOD STORAGE	Non-potentially hazardous (non-TCS), shelf-stable foods only.	Non-TCS shelf-stable products only. Pickles/acidified vegetables with pH ≤4.6 allowed but subject to \$9,000/year cap.	Non-TCS shelf-stable foods only.
POPULATION	46,289	112,513	38,106

State context — Virginia cottage food law

Charlottesville city's rules sit on top of Virginia's state cottage food framework. The state law sets the floor — counties can add but cannot remove protections.

STATUTE

Va. Code §3.2-5130 (HB 402 / 2026 c. 605)

ANNUAL SALES CAP

Tiered

REGISTRATION REQUIRED

No

FOOD HANDLER CERT

No

KITCHEN INSPECTION

No

DIRECT SALES ONLY

Yes

INDIRECT SALES

No — As amended by HB 402 (Acts of Assembly 2026 Ch. 605), effective July 1, 2026: exempt foods may be sold at any location, through the internet, or by phone to an individual in Virginia for their own consumption, and delivered in person, by mail, or by delivery service in Virginia. Still no resale, consignment, restaurants, retail food establishments, or out-of-state sales. Local zoning still applies. The VDACS home-food-processor FAQ PDF is stale (still says no online sales); the statute controls. <https://lis.virginia.gov/bill-details/2026/HB402>

For the full state-level analysis including the verbatim statute text, see the [Virginia cottage food law report](#) on Crosodo, or open the live guide: crosodo.com/states/virginia.

STATE-LEVEL REFERENCES

State statute: <https://law.lis.virginia.gov/vacode/title3.2/chapter51/section3.2-5130/>

State dept cottage food page: <https://www.vdacs.virginia.gov/food-information-for-vendors-and-businesses-home-food-processors.shtml>

Forrager.com: <https://forrager.com/law/virginia/>

Questions about Charlottesville city? 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/virginia/charlottesville-city-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 Charlottesville city, Virginia. 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/virginia/charlottesville-city-discuss

Free ad space available

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