

COTTAGE FOOD LAW REPORT

Loudoun County

Virginia · Leesburg · FIPS 51107 · Population 420,773 ·
Crosodo Index #2576*

STATE BASELINE

Va. Code §3.2-5130

STATE TIER

Good

ANNUAL SALES CAP (STATE)

Tiered

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

Loudoun County, Virginia — permit, pickup, and label steps before the full county rules.

HOME KITCHEN ALLOWED?

Yes

STATE SALES CAP

Tiered

HOME OCCUPATION PERMIT?

Yes

ON-SITE / PORCH PICKUP?

Conditional

INSPECTION

Upon-complaint

PETS

No specific state restriction; standard food safety practices apply.

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: LOUDOUN COUNTY

CROSODO INDEX #2576* · FIPS 51107 · Leesburg

Loudoun County

Population 420,773 · State baseline: Va. Code §3.2-5130 · **HIGH**

QUICK VIEW FOR BAKERS IN THIS COUNTY

HOME KITCHEN ALLOWED?

Yes (Virginia cottage food law (Va. Code §3.2-5130) exempts non-TCS shelf-stable foods from licensing and inspection. Permitted items: candies, jams, jellies (not low-acid/acidified), dried fruits, dry herbs, dry seasonings, dry mixes, nuts, vinegars, popcorn, cotton candy, dried pasta, dry baking mixes, roasted coffee, dried tea, cereals, trail mixes, granola, baked goods not requiring temperature control. Pickles/acidified vegetables (pH 4.6 or lower) capped at \$9,000/year. Label must state 'NOT FOR RESALE — PROCESSED AND PREPARED WITHOUT STATE INSPECTION'. Loudoun County requires a Home Occupation permit.)

SEPARATE KITCHEN REQUIRED?

No

PETS ALLOWED?

No specific state restriction; standard food safety practices apply.

HOME OCCUPATION PERMIT?

Yes (Loudoun County requires a Home Occupation Permit from Building & Development (Permitting). The permit is available online via Loudoun County's permitting portal. Applicable to home-based businesses in residential zones. Standards require the business to be secondary to residential use, no external evidence of business, limited customer traffic, and compliance with Loudoun County Zoning Ordinance. Contact: Loudoun County Building & Development, loudoun.gov/1178/Home-Occupation-Permits.)

ON-SITE / PORCH PICKUP?

Conditional

INSPECTION REQUIRED?

Upon-complaint (VDACS may inspect upon consumer complaint per Va. Code §3.2-5130(D).)

Home kitchen rules

HOME KITCHEN ALLOWED

Yes — Virginia cottage food law (Va. Code §3.2-5130) exempts non-TCS shelf-stable foods from licensing and inspection. Permitted items: candies, jams, jellies (not low-acid/acidified), dried fruits, dry herbs, dry seasonings, dry mixes, nuts, vinegars, popcorn, cotton candy, dried pasta, dry baking mixes, roasted coffee, dried tea, cereals, trail mixes, granola, baked goods not requiring temperature control. Pickles/acidified vegetables (pH 4.6 or lower) capped at \$9,000/year. Label must state 'NOT FOR RESALE — PROCESSED AND PREPARED WITHOUT STATE INSPECTION'. Loudoun County requires a Home Occupation permit.

SEPARATE DEDICATED KITCHEN

No

PET RESTRICTIONS

No specific state restriction; standard food safety practices apply.

WATER SUPPLY

No specific state requirement for cottage food operations.

HANDWASHING

Standard food safety practices.

FOOD STORAGE

Non-TCS shelf-stable products. No TCS foods permitted.

Inspection & permitting

INSPECTION REQUIRED	Upon-complaint — VDACS may inspect upon consumer complaint per Va. Code §3.2-5130(D).
HOME OCCUPATION PERMIT	Yes — Loudoun County requires a Home Occupation Permit from Building & Development (Permitting). The permit is available online via Loudoun County's permitting portal. Applicable to home-based businesses in residential zones. Standards require the business to be secondary to residential use, no external evidence of business, limited customer traffic, and compliance with Loudoun County Zoning Ordinance. Contact: Loudoun County Building & Development, loudoun.gov/1178/Home-Occupation-Permits .
LOCAL BUSINESS LICENSE	Yes

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Conditional
ON-SITE SIGNAGE	No
DELIVERY / PICKUP RULES	Direct-to-consumer sales only. No resale, consignment, or sales to retail food establishments. Sales at farmers markets, roadside stands, home delivery permitted.
MAX EMPLOYEES IN HOME	Only family members occupying the dwelling; no outside employees for home occupation.

Relevant county code

Va. Code §3.2-5130 (state cottage food); Loudoun County Zoning Ordinance (home occupation provisions).

RESEARCH NOTES

Loudoun County Home Occupation Permit confirmed from official loudoun.gov sources. County has dedicated Home Occupation Permits page under Building & Development. Virginia state cottage food law (Va. Code §3.2-5130) confirmed from state baseline. No registration required for non-acidified cottage foods. Pickles/acidified cap is very low at \$9,000/year. Loudoun County is one of the wealthiest counties in the US; active home-based business and food entrepreneurship community. Confidence high: both state law and county permit requirement confirmed from .gov sources.

SOURCES VERIFIED AT RESEARCH TIME

<https://www.loudoun.gov>

<https://www.loudoun.gov/1178/Home-Occupation-Permits>

<https://www.loudoun.gov/3208/Business-Zoning-Permits>

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

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

Loudoun County and nearby places

Regulation	Loudoun County	Prince William County	Fauquier County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No specific state restriction; standard food safety practices apply.	No specific state cottage food pet restriction	Not specified in state statute.
INSPECTION REQUIRED	Upon-complaint	No	No
ON-SITE CUSTOMER PICKUP	Conditional	Conditional	Yes
ON-SITE SIGNAGE	No	No	Conditional
DELIVERY / PICKUP	Direct-to-consumer sales only. No resale, consignment, or sales to retail food establishments. Sales at farmers markets, roadside stands, h...	Virginia state law: direct sales to consumers at farmers markets, events, from home. Indirect sales through third-party retailers allowed w...	Direct sales to consumers only. No resale or consignment. No sales to retail food establishments.
HOME OCCUPATION PERMIT	Yes	Yes	Varies
LOCAL BUSINESS LICENSE	Yes	Yes	Varies
RESTRICTIONS	Virginia cottage food law (Va. Code §3.2-5130) exempts non-TCS shelf-stable foods from licensing and inspection. Permitted items: candies, ...	Two tiers: (1) Non-acidified cottage foods (baked goods, candy, etc.) — no registration required, direct sales only, limited venues. (2) Ac...	Home kitchen in primary domestic residence allowed. Non-TCS shelf-stable foods only. Pickles and acidified vegetables subject to \$9,000 ann...
FOOD STORAGE	Non-TCS shelf-stable products. No TCS foods permitted.	Standard home kitchen storage for approved non-TCS foods	Non-TCS shelf-stable products must be stored appropriately.
POPULATION	420,773	481,114	73,290

State context — Virginia cottage food law

Loudoun County'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 Loudoun 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/virginia/loudoun-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 Loudoun County, 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/loudoun-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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