

COTTAGE FOOD LAW REPORT

Manassas city

Virginia · Manassas · FIPS 51683 · Population 43,616 ·
Crosodo Index #1291*

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

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

HOME KITCHEN ALLOWED?

Yes

STATE SALES CAP

Tiered

HOME OCCUPATION PERMIT?

Likely

ON-SITE / PORCH PICKUP?

Yes

INSPECTION

No

PETS

No specific state cottage food pet restriction.

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: MANASSAS CITY

CROSODO INDEX #1291* · FIPS 51683 · Manassas

Manassas city

Population 43,616 · State baseline: Va. Code §3.2-5130 · MEDIUM

QUICK VIEW FOR BAKERS IN THIS COUNTY

HOME KITCHEN ALLOWED?

Yes (Virginia Home Kitchen Food Processing Exemption (Va. Code §3.2-5130) permits direct-to-consumer sale of non-TCS shelf-stable foods from a private home. No state permit, registration, or inspection required. No general sales cap; pickles and acidified vegetables (pH 4.6 or lower) capped at \$9,000/year. Sales must be direct to consumers at home, farmers markets, or temporary events (14 consecutive days or fewer). Online sales/ordering prohibited. All products must bear required label including 'NOT FOR RESALE — PROCESSED AND PREPARED WITHOUT STATE INSPECTION.' City of Manassas may require a local home occupation permit and Certificate of Occupancy for change of use.)

SEPARATE KITCHEN REQUIRED?

No

PETS ALLOWED?

No specific state cottage food pet restriction.

HOME OCCUPATION PERMIT?

Likely (City of Manassas is an independent city with its own zoning ordinance. Manassas may require a Certificate of Occupancy for change in use and a local home occupation permit. Contact Manassas Community Development Department at manassasva.gov for specific requirements and forms.)

ON-SITE / PORCH PICKUP?

Yes

INSPECTION REQUIRED?

No (VDACS may inspect upon consumer complaint.)

Home kitchen rules

HOME KITCHEN ALLOWED

Yes — Virginia Home Kitchen Food Processing Exemption (Va. Code §3.2-5130) permits direct-to-consumer sale of non-TCS shelf-stable foods from a private home. No state permit, registration, or inspection required. No general sales cap; pickles and acidified vegetables (pH 4.6 or lower) capped at \$9,000/year. Sales must be direct to consumers at home, farmers markets, or temporary events (14 consecutive days or fewer). Online sales/ordering prohibited. All products must bear required label including 'NOT FOR RESALE — PROCESSED AND PREPARED WITHOUT STATE INSPECTION.' City of Manassas may require a local home occupation permit and Certificate of Occupancy for change of use.

SEPARATE DEDICATED KITCHEN

No

PET RESTRICTIONS

No specific state cottage food pet restriction.

WATER SUPPLY

No specific state cottage food water testing requirement.

HANDWASHING

No specific state cottage food handwashing mandate.

FOOD STORAGE

Non-TCS shelf-stable foods only.

Inspection & permitting

INSPECTION REQUIRED

No — VDACS may inspect upon consumer complaint.

HOME OCCUPATION PERMIT

Likely — City of Manassas is an independent city with its own zoning ordinance. Manassas may require a Certificate of Occupancy for change in use and a local home occupation permit. Contact Manassas Community Development Department at manassasva.gov for specific requirements and forms.

LOCAL BUSINESS LICENSE

Likely

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Yes
ON-SITE SIGNAGE	Conditional
DELIVERY / PICKUP RULES	Direct sales only at home, farmers markets, or temporary events (up to 14 consecutive days). No online ordering, no shipping, no wholesale.
MAX EMPLOYEES IN HOME	Not specified in state statute.

Relevant county code

No Manassas city-specific cottage food ordinance identified. State law governs; local zoning (Certificate of Occupancy for change of use) may add requirements.

RESEARCH NOTES

Manassas is an independent city in Northern Virginia. The city's development services page confirms a Certificate of Occupancy is required for any change in use of a property; this may apply to starting a home-based food business. Manassas city references the Zoning Ordinance for occupancy rules. State cottage food law governs baseline.

SOURCES VERIFIED AT RESEARCH TIME

https://www.manassasva.gov/community_development/development_services/occupancy_permits.php

<https://www.manassasva.gov>

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

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

https://www.manassasva.gov/community_development/development_services/occupancy_permits.php

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

Manassas city and nearby places

Regulation	Manassas city	Manassas Park city	Prince William County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No specific state cottage food pet restriction.	No specific state cottage food pet restriction.	No specific state cottage food pet restriction
INSPECTION REQUIRED	No	No	No
ON-SITE CUSTOMER PICKUP	Yes	Yes	Conditional
ON-SITE SIGNAGE	Conditional	Conditional	No
DELIVERY / PICKUP	Direct sales only at home, farmers markets, or temporary events (up to 14 consecutive days). No online ordering, no shipping, no wholesale.	Direct sales only at home, farmers markets, or temporary events (up to 14 consecutive days). No online ordering, no shipping, no wholesale.	Virginia state law: direct sales to consumers at farmers markets, events, from home. Indirect sales through third-party retailers allowed w...
HOME OCCUPATION PERMIT	Likely	Likely	Yes
LOCAL BUSINESS LICENSE	Likely	Likely	Yes
RESTRICTIONS	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...	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...	Two tiers: (1) Non-acidified cottage foods (baked goods, candy, etc.) — no registration required, direct sales only, limited venues. (2) Ac...
FOOD STORAGE	Non-TCS shelf-stable foods only.	Non-TCS shelf-stable foods only.	Standard home kitchen storage for approved non-TCS foods
POPULATION	42,620	17,123	481,114

State context — Virginia cottage food law

Manassas 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 Manassas 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/manassas-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 Manassas 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/manassas-city-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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