

COTTAGE BAKERY FROM HOME

Can I sell from my kitchen in San Mateo County, California?

Home kitchen sales. Not a shop or rented commercial kitchen. Last verified 2026-05-05.

STATE FOOD PERMIT

Yes

HOME OCCUPATION

Conditional

BUSINESS LICENSE

Conditional

SALES CAP

Tiered

CALIFORNIA RULES. OPEN THESE FIRST.

[California permits PDF](#)[California cottage food law page](#)[California Department of Public Health cottage food program](#)[Statute: Cal. Health & Safety Code §113758](#)**NOT LEGAL ADVICE**

This is what it takes to sell from a home kitchen in San Mateo County. Confirm each step with Planning, Health, and the license office before you sell.

What you need

San Mateo County, California. File every Yes. Confirm every Check or Ask. Stay under the sales cap.

STATE FOOD PERMIT

Yes

ANNUAL SALES CAP

Tiered

HOME OCCUPATION / ZONING

Conditional

LOCAL HEALTH

Yes

BUSINESS LICENSE

Conditional

PICKUP AT THE HOUSE

Yes

HOME KITCHEN ONLY

If you want a shop or a rented commercial kitchen, these rows do not apply.

HOW THIS PLACE WORKS

California cottage food is registered at the county. CDPH does not issue cottage-food permits. Class A registration and Class B permits are handled by the county (or city) environmental health department where you live. If this file only has a county homepage, call Environmental Health and ask for the cottage-food (CFO) page. Class A is registration. Class B is a permit.

Official source: [CDPH Cottage Food Operations](#)

CONTINUE ONLINE

California permits PDF →

<https://crosodo.com/reports/pdf/permits/california.pdf>

California cottage food law page →

<https://crosodo.com/states/california>

Permit page for this place →

<https://crosodo.com/what-permits/california/san-mateo-county>

San Mateo County cottage food law page →

<https://crosodo.com/states/california/san-mateo-county>

Not legal advice. Rules change. Confirm with the office before you file.

Where to file

State

California registration: Yes. Routine kitchen inspection: No. Class B permit holders may sell indirectly through retail stores and restaurants statewide; Class A registrants are limited to direct sales only and may not sell through any retail or wholesale venue.

California permits PDF: crosodo.com/reports/pdf/permits/california.pdf

State law page: crosodo.com/states/california

California Department of Public Health: https://www.cdph.ca.gov/Programs/CEH/DFDCS/CDPH%20Document%20Library/FDB/FoodSafetyProgram/Cottage%20Food%20Operations/CFO_Faq.pdf

Statute: [Cal. Health & Safety Code §113758](#)

Zoning / home occupation

Conditional. For MEHKO: state law prevents cities/counties from requiring separate home occupation permits for MEHKOs — only local health department permit required. For CFO: state GOV §51035 preempts local zoning restrictions. Check with specific city (Redwood City, San Mateo, Daly City, South San Francisco, etc.) for any supplemental CFO or business license requirements. MEHKO guidance says also check with city for additional requirements.

Planning: <https://planning.smcgov.org>

Health

Yes. MEHKO requires initial inspection before permit issuance. CFO Class B requires initial inspection. Routine inspections may follow.

Health: <https://www.smchealth.org>

Business license

Conditional

Pickup / delivery

CFO Class A: direct sales only (\$75,000 cap). CFO Class B: direct + indirect (\$150,000 cap). MEHKO: direct-to-consumer only (dine-in, take-out, delivery); cannot sell at farmers markets or to food facilities; \$100,000 annual cap.

If you rent a commissary kitchen

CDPH does not permit commissaries. Counties do. California cottage food (Class A/B) is county environmental health. A commissary, restaurant, or shared kitchen is a retail food facility under CalCode, also at county environmental health, on a different application than the CFO form.

Official source: [CDPH food safety program](#)

Local health office we have on file: <https://www.smchealth.org/food-program>

This file is the home-kitchen path. A rented kitchen uses a different permit. Ask the kitchen manager which license they expect, then call the local health office.

SOURCES

<https://www.smchealth.org>

<https://planning.smcgov.org>

<https://www.smcgov.org>

<https://www.smchealth.org/microkitchens-mehko>

<https://mehko.org/get-your-mehko-approved-in-san-mateo/>

San Mateo County and nearby places

Regulation	San Mateo County	San Francisco County	Santa Cruz County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	Standard sanitation; MEHKO requires food safety compliance	Standard sanitation; not specifically addressed	Not specified by county; state law requires sanitary food preparation area
INSPECTION REQUIRED	Yes	Conditional	Conditional
ON-SITE CUSTOMER PICKUP	Yes	Yes	Yes
ON-SITE SIGNAGE	Conditional	Conditional	Conditional
DELIVERY / PICKUP	CFO Class A: direct sales only (\$75,000 cap). CFO Class B: direct + indirect (\$150,000 cap). MEHKO: direct-to-consumer only (dine-in, take-...	Class A: direct sales only (in person, phone, internet; mail/third-party delivery permitted within California). Class B: direct plus indire...	Class A: direct sales only (including online with local delivery/pickup or shipping within CA). Class B: direct + indirect sales (wholesale...
HOME OCCUPATION PERMIT	Conditional	Yes	Conditional
LOCAL BUSINESS LICENSE	Conditional	Yes	Yes
RESTRICTIONS	Two pathways: (1) CFO Class A/B under §113758; (2) MEHKO under §113825 — San Mateo County has permanently authorized MEHKOs (ordinance appr...	San Francisco is a consolidated city-county. CFO permits are administered by the SF Department of Public Health (SFDPH). Class A (direct sa...	Class A (direct sales, cap ~\$86,206/year) or Class B (direct+indirect, cap ~\$172,411/year). Must register with Santa Cruz County Environmen...
FOOD STORAGE	Standard per state approved foods list (CFO) or California Retail Food Code (MEHKO)	Standard food storage per state approved foods list	Non-TCS shelf-stable foods on CDPH approved list only; no refrigerated products
POPULATION	754,250	851,036	268,571

More pages for this place

These Crosodo pages cover the same home cottage-food path:

California permits PDF: crosodo.com/reports/pdf/permits/california.pdf

California cottage food law: crosodo.com/states/california

San Mateo County cottage food law: crosodo.com/states/california/san-mateo-county