

COTTAGE BAKERY FROM HOME

Can I sell from my kitchen in Dukes County, Massachusetts?

Home kitchen sales. Not a shop or rented commercial kitchen. Last verified 2026-05-06.

STATE FOOD PERMIT	HOME OCCUPATION	BUSINESS LICENSE	SALES CAP
Yes	Varies	Varies	—

MASSACHUSETTS RULES. OPEN THESE FIRST.

[Massachusetts permits PDF](#)

[Massachusetts cottage food law page](#)

[Massachusetts Department of Public Health cottage food program](#)

[Statute: 105 CMR 590.009\(D\)](#)

NOT LEGAL ADVICE

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

What you need

Dukes County, Massachusetts. File every Yes. Confirm every Check or Ask. Stay under the sales cap.

STATE FOOD PERMIT

Yes

ANNUAL SALES CAP

—

HOME OCCUPATION / ZONING

Varies

LOCAL HEALTH

Yes

BUSINESS LICENSE

Varies

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

This is a city or town permit, not a county one. Massachusetts abolished county government in most of the state. A residential kitchen permit is issued by the city or town Board of Health (for example Cambridge, Lowell, or Newton), not by the county. This packet still includes the state cottage-food pages. Call the Board of Health for the city or town on your address.

Official source: [Mass.gov residential kitchen permit](https://www.mass.gov/residential-kitchen-permit)

CONTINUE ONLINE

Massachusetts permits PDF →

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

Massachusetts cottage food law page →

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

Permit page for this place →

<https://crosodo.com/what-permits/massachusetts/dukes-county>

Dukes County cottage food law page →

<https://crosodo.com/states/massachusetts/dukes-county>

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

Where to file

State

Massachusetts registration: Yes. Routine kitchen inspection: Yes. Massachusetts residential kitchens are treated as food establishments, so permitted operators may sell at any venue within the state including restaurants and retail stores, without the wholesale restriction that most cottage food laws impose. Mail order and catering are prohibited. Local boards of health administer permits and may impose additional restrictions.

Massachusetts permits PDF: crosodo.com/reports/pdf/permits/massachusetts.pdf

State law page: crosodo.com/states/massachusetts

Massachusetts Department of Public Health: <https://www.mass.gov/info-details/residential-kitchen-permit-information>

Statute: [105 CMR 590.009\(D\)](#)

Zoning / home occupation

Varies. Dukes County encompasses Martha's Vineyard towns (Edgartown, Oak Bluffs, Tisbury, West Tisbury, Chilmark, Aquinnah). Each town's Board of Health administers Residential Kitchen permits independently. Some municipalities may also require a home occupation permit or business certificate from the town clerk. Requirements vary by town.

Health

Yes. Pre-operational inspection required by local Board of Health before permit issuance. Subsequent inspections at BOH discretion.

Business license

Varies

Pickup / delivery

Direct sales only under Retail Residential Kitchen framework. Sales at farmers markets, events, online (direct-to-consumer), and personal delivery. Wholesale to stores requires state DPH Wholesale Residential Kitchen license.

If you rent a commissary kitchen

A residential kitchen permit is not a food-establishment commissary. Massachusetts residential kitchens are treated as food establishments by the city or town Board of Health. A rented commissary is a different food establishment at that board, not a home kitchen.

Official source: [Mass.gov retail food](#)

Local health office we have on file: <https://www.dukescounty.org>

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.dukescounty.org>

<https://www.mass.gov/info-details/residential-kitchen-questions-and-answers>

https://health.maryland.gov/phpa/OEHFP/OFPCHS/Documents/Updated_CF_Guidelines_2025.pdf

Dukes County and nearby places

Regulation	Dukes County	Nantucket County	Barnstable County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	Local Board of Health standards apply; typically animals must be excluded from food prep areas during production.	Local Board of Health standards apply; typically animals must be excluded from food prep areas during production.	Not specified in state regulation; kitchen must pass Board of Health inspection
INSPECTION REQUIRED	Yes	Yes	Yes
ON-SITE CUSTOMER PICKUP	Yes	Yes	Yes
ON-SITE SIGNAGE	Conditional	Conditional	Conditional
DELIVERY / PICKUP	Direct sales only under Retail Residential Kitchen framework. Sales at farmers markets, events, online (direct-to-consumer), and personal d...	Direct sales only under Retail Residential Kitchen framework. Sales at farmers markets, events, online (direct-to-consumer), and personal d...	Direct to end consumer only; no wholesale to stores/ restaurants; no mail order; no out-of-state delivery (FDA does not recognize as approve...
HOME OCCUPATION PERMIT	Varies	Varies	Conditional
LOCAL BUSINESS LICENSE	Varies	Varies	Varies
RESTRICTIONS	Residential Kitchen permit required from local Board of Health (town-level in MA). Kitchen inspection required before permit is issued. Onl...	Residential Kitchen permit required from local Board of Health. Kitchen inspection required before permit issuance. Only non-potentially ha...	Residential kitchen permit required from local Board of Health (each town administers separately). Annual kitchen inspection required befor...
FOOD STORAGE	Shelf-stable products only. Foods requiring refrigeration or temperature control are not permitted under Residential Kitchen framework.	Shelf-stable products only. Foods requiring refrigeration or temperature control are not permitted under Residential Kitchen framework.	Non-TCS non-perishable foods only; baked goods, jams, jellies, dry goods, confections
POPULATION	20,543	14,065	229,436

More pages for this place

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

Massachusetts permits PDF: crosodo.com/reports/pdf/permits/massachusetts.pdf

Massachusetts cottage food law: crosodo.com/states/massachusetts

Dukes County cottage food law: crosodo.com/states/massachusetts/dukes-county