

COTTAGE BAKERY FROM HOME

Can I sell from my kitchen in Beaufort County, South Carolina?

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

STATE FOOD PERMIT

No

HOME OCCUPATION

Yes

BUSINESS LICENSE

Yes

SALES CAP

—

SOUTH CAROLINA RULES. OPEN THESE FIRST.

[South Carolina permits PDF](#)

[South Carolina cottage food law page](#)

[South Carolina Department of Agriculture cottage food program](#)

[Statute: S.C. Code §44-1-145](#)

NOT LEGAL ADVICE

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

What you need

Beaufort County, South Carolina. File every Yes. Confirm every Check or Ask. Stay under the sales cap.

STATE FOOD PERMIT

No

ANNUAL SALES CAP

—

HOME OCCUPATION / ZONING

Yes

LOCAL HEALTH

No

BUSINESS LICENSE

Yes

PICKUP AT THE HOUSE

Conditional

HOME KITCHEN ONLY

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

CONTINUE ONLINE

[South Carolina permits PDF →](#)

<https://crosodo.com/reports/pdf/permits/south-carolina.pdf>

[South Carolina cottage food law page →](#)

<https://crosodo.com/states/south-carolina>

[Permit page for this place →](#)

<https://crosodo.com/what-permits/south-carolina/beaufort-county>

[Beaufort County cottage food law page →](#)

<https://crosodo.com/states/south-carolina/beaufort-county>

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

Where to file

State

South Carolina registration: No. Routine kitchen inspection: No. Since the 2022 amendment, home-based food operations may sell to retail stores and grocery stores in addition to direct-to-consumer sales including online and mail order. Retail stores that sell home-based food products must post clearly visible signage indicating the products are not subject to commercial food regulations.

South Carolina permits PDF: crosodo.com/reports/pdf/permits/south-carolina.pdf

State law page: crosodo.com/states/south-carolina

South Carolina Department of Agriculture: <https://agriculture.sc.gov/programs-services/cottage-food-operations/>

Statute: [S.C. Code §44-1-145](#)

Zoning / home occupation

Yes. Beaufort County requires a home occupation permit for home-based businesses as an accessory use in residential zones (county ordinances). Separate Minor and Major home occupation categories exist; Major requires special exception approval. A business license is also required. County zoning standards: no external signage beyond minor nameplate, no on-site employees beyond household members for Minor; limited customer visits. City of Beaufort has its own home occupation application (Section 3.3.2.D, fee \$30) distinct from county rules.

Health

No. No routine kitchen inspection. State Department of Agriculture may inspect upon complaint.

Business license

Yes

Pickup / delivery

Direct-to-consumer sales allowed at home (limited customer visits), online, farmers markets, and retail stores (since 2022 amendment). Mail order and online with delivery permitted.

If you rent a commissary kitchen

DHEC licenses retail food. South Carolina home-based food production is a home path. A commissary is a retail food establishment licensed by DHEC.

Official source: [SCDHEC food safety](#)

Local health office we have on file: <https://beaufortcountysc.gov>

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://beaufortcountysc.gov>

<https://agriculture.sc.gov/programs-services/cottage-food-operations/>

<https://www.cityrulelookup.com/home-business/zoning/beaufort-county-sc>

<https://www.scstatehouse.gov/code/t44c001.php>

Beaufort County and nearby places

Regulation	Beaufort County	Colleton County	Jasper County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No explicit state pet restriction; good manufacturing practices apply.	No explicit state pet restriction; good manufacturing practices apply.	No explicit state pet restriction; good manufacturing practices apply.
INSPECTION REQUIRED	No	No	No
ON-SITE CUSTOMER PICKUP	Conditional	Yes	Yes
ON-SITE SIGNAGE	No	Conditional	Conditional
DELIVERY / PICKUP	Direct-to-consumer sales allowed at home (limited customer visits), online, farmers markets, and retail stores (since 2022 amendment). Mail...	Direct-to-consumer, online, mail-order, and indirect retail sales (grocery stores, retail stores) allowed under the 2022 amendment. No geog...	Direct-to-consumer, online, mail-order, and indirect retail sales (grocery stores, retail stores) allowed under the 2022 amendment. No geog...
HOME OCCUPATION PERMIT	Yes	Varies	Varies
LOCAL BUSINESS LICENSE	Yes	Varies	Varies
RESTRICTIONS	Must be primary domestic residence kitchen. Non-potentially hazardous foods only. Operations with net earnings below \$1,500 are exempt from...	South Carolina allows cottage food from the kitchen of a primary domestic residence (S.C. Code §44-1-145). No registration, permit, or insp...	South Carolina allows cottage food from the kitchen of a primary domestic residence (S.C. Code §44-1-145). No registration, permit, or insp...
FOOD STORAGE	Products stored in clean, dry conditions; no refrigeration required for permitted non-PHF foods.	Non-potentially hazardous (non-TCS) foods only. Products must be stored safely.	Non-potentially hazardous (non-TCS) foods only. Products must be stored safely.
POPULATION	189,071	38,892	30,073

More pages for this place

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

South Carolina permits PDF: crosodo.com/reports/pdf/permits/south-carolina.pdf

South Carolina cottage food law: crosodo.com/states/south-carolina

Beaufort County cottage food law: crosodo.com/states/south-carolina/beaufort-county