

COTTAGE BAKERY FROM HOME

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

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

STATE FOOD PERMIT

No

HOME OCCUPATION

Conditional

BUSINESS LICENSE

Varies

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 Berkeley County. Confirm each step with Planning, Health, and the license office before you sell.

What you need

Berkeley 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

Conditional

LOCAL HEALTH

No

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.

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/berkeley-county>

Berkeley County cottage food law page →

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

Conditional. Berkeley County is listed as 'pattern' with no county URLs. Berkeley County municipalities may require home occupation permits. Check with Berkeley County Planning Department.

Health

No. No routine inspection; SCDA may investigate complaints (transferred from DHEC July 1, 2024)

Business license

Varies

Pickup / delivery

Direct and indirect sales allowed: at home, online, mail order (within SC), retail stores and grocery stores. No consignment or wholesale via distributors.

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://www.berkeleycounty.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://www.berkeleycounty.gov>

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

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

Berkeley County and nearby places

Regulation	Berkeley County	Dorchester County	Orangeburg County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	Not specified in state statute	No specific state restriction on pets for cottage food operations.	Not specified in state law.
INSPECTION REQUIRED	No	No	No
ON-SITE CUSTOMER PICKUP	Yes	Yes	Yes
ON-SITE SIGNAGE	Conditional	Conditional	Conditional
DELIVERY / PICKUP	Direct and indirect sales allowed: at home, online, mail order (within SC), retail stores and grocery stores. No consignment or wholesale v...	Direct-to-consumer, online, mail-order, and indirect retail sales (grocery stores, retail stores) allowed under 2022 expansion. No geograph...	Direct and indirect sales permitted: from home, at farmers markets, at events, to retail stores, online with in-state or out-of-state deliv...
HOME OCCUPATION PERMIT	Conditional	Varies	Varies
LOCAL BUSINESS LICENSE	Varies	Varies	Varies
RESTRICTIONS	Non-potentially hazardous foods from primary domestic residence kitchen. No registration required (no fee or ID number needed unless earnin...	South Carolina allows cottage food from the kitchen of a primary domestic residence. No registration, permit, or inspection required. 2022 ...	South Carolina: non-PHF foods from primary domestic residence kitchen are allowed without registration or inspection. 2022 amendment (Act N...
FOOD STORAGE	Non-TCS shelf-stable foods; pH >5.6 presumed potentially hazardous; pH >4.6 acidified foods presumed PHF unless product assessment conducted	Non-potentially hazardous foods only. Products must be stored safely.	No specific statutory requirement.
POPULATION	231,419	162,139	84,159

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

Berkeley County cottage food law: crosodo.com/states/south-carolina/berkeley-county