

COTTAGE BAKERY FROM HOME

Can I sell from my kitchen in Van Zandt County, Texas?

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

STATE FOOD PERMIT

No

HOME OCCUPATION

Varies

BUSINESS LICENSE

Varies

SALES CAP

\$150,000 / year

TEXAS RULES. OPEN THESE FIRST.

[Texas permits PDF](#)[Texas cottage food law page](#)[Texas Department of State Health Services cottage food program](#)[Statute: Tex. Health & Safety §437.001 et seq.](#)**NOT LEGAL ADVICE**

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

What you need

Van Zandt County, Texas. File every Yes. Confirm every Check or Ask. Stay under the sales cap.

STATE FOOD PERMIT

No

ANNUAL SALES CAP

\$150,000 / year

HOME OCCUPATION / ZONING

Varies

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.

HOW THIS PLACE WORKS

Texas does not let counties charge a cottage-food permit. State law says a local government may not require a permit, license, or fee for a cottage food production operation. The leftover local steps are usually city zoning, a DBA (assumed name) at the county clerk, and sales tax if your products are taxable. This packet shows the state DSHS page for the food rules.

Official source: [Texas DSHS cottage food production operations](#)

CONTINUE ONLINE

[Texas permits PDF →](#)

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

[Texas cottage food law page →](#)

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

[Permit page for this place →](#)

<https://crosodo.com/what-permits/texas/van-zandt-county>

[Van Zandt County cottage food law page →](#)

<https://crosodo.com/states/texas/van-zandt-county>

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

Where to file

State

Texas registration: No. Routine kitchen inspection: No. Sales must be made directly to consumers or to a 'cottage food vendor' (a new category created by SB 541 in 2025 – a person with a contractual relationship who sells on behalf of the cottage food operation to consumers in-state). Cottage food products may not be sold as ingredients to a food service establishment. No retail grocery store or wholesale sales permitted under the pre-2025 framework; SB 541 (2025) adds the cottage food vendor intermediary option. Products must be delivered to consumer or vendor at point of sale or consumer-designated location.

Texas permits PDF: crosodo.com/reports/pdf/permits/texas.pdf

State law page: crosodo.com/states/texas

Texas Department of State Health Services: <https://www.dshs.texas.gov/food-establishments/cottage-food-production-operations>

Statute: [Tex. Health & Safety §437.001 et seq.](#)

Zoning / home occupation

Varies. Van Zandt County is largely unincorporated; county zoning is limited in Texas. City of Canton may have home occupation rules within city limits. Operators in unincorporated areas generally face minimal local restrictions.

Health

No. DSHS or local health authority may only act to prevent an immediate and serious threat to human life or health; no routine or complaint inspection authority.

Business license

Varies

Pickup / delivery

Almost all channels permitted including direct to consumer, indirect sales, farmers markets, online, delivery, and through a 'cottage food vendor' intermediary (SB 541, 2025). No wholesale to restaurants or distributors.

If you rent a commissary kitchen

DSHS does not let locals permit cottage food. A commissary is different. Texas cottage food is exempt from food-establishment rules. A commissary, restaurant, or shared kitchen is a retail food establishment permitted by the local health department or DSHS.

Official source: [Texas DSHS retail food establishments](#)

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.dshs.texas.gov/food-establishments/cottage-food-production-operations>

<https://statutes.capitol.texas.gov/Docs/HS/htm/HS.437.htm>

Van Zandt County and nearby places

Regulation	Van Zandt County	Wood County	Henderson County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No specific pet restriction in state cottage food law.	No specific pet restriction in state cottage food law.	No specific statutory restriction.
INSPECTION REQUIRED	No	No	No
ON-SITE CUSTOMER PICKUP	Yes	Yes	Yes
ON-SITE SIGNAGE	Yes	Yes	Conditional
DELIVERY / PICKUP	Almost all channels permitted including direct to consumer, indirect sales, farmers markets, online, delivery, and through a 'cottage food ...	Direct-to-consumer sales anywhere in Texas including home pickup, farmers markets, events, and online (with personal delivery). Non-TCS foo...	All direct and indirect sales permitted within Texas framework.
HOME OCCUPATION PERMIT	Varies	No	Varies
LOCAL BUSINESS LICENSE	Varies	No	Varies
RESTRICTIONS	Texas cottage food law is highly permissive. No registration, no license, no inspection required. \$150,000 annual gross income cap (raised ...	Texas cottage food law (SB 541, effective Sept 1 2025) allows sale of nearly all non-TCS foods plus TCS foods directly to consumers. Annual...	Texas cottage food: no registration, permit, or inspection required. Home kitchen production. Annual gross income cap \$150,000 (SB 541, 202...
FOOD STORAGE	Non-TCS, non-refrigerated products required.	Non-TCS foods unrestricted; TCS foods must be held at proper temperatures ($\leq 41^{\circ}\text{F}$ or $\geq 135^{\circ}\text{F}$).	No specific statutory requirement.
POPULATION	60,053	45,341	82,627

More pages for this place

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

Texas permits PDF: crosodo.com/reports/pdf/permits/texas.pdf

Texas cottage food law: crosodo.com/states/texas

Van Zandt County cottage food law: crosodo.com/states/texas/van-zandt-county