

COTTAGE BAKERY FROM HOME

Can I sell from my kitchen in Chittenden County, Vermont?

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

STATE FOOD PERMIT

Yes

HOME OCCUPATION

Yes

BUSINESS LICENSE

Varies

SALES CAP

\$30,000 / year

VERMONT RULES. OPEN THESE FIRST.

[Vermont permits PDF](#)[Vermont cottage food law page](#)[Vermont Agency of Agriculture, Food and Markets; Vermont Department of Health \(Food & Lodging Program\) cottage food program](#)[Statute: 18 V.S.A. §4351; Act 42 \(2025\) cottage food operator exemption](#)**NOT LEGAL ADVICE**

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

What you need

Chittenden County, Vermont. File every Yes. Confirm every Check or Ask. Stay under the sales cap.

STATE FOOD PERMIT

Yes

ANNUAL SALES CAP

\$30,000 / year

HOME OCCUPATION / ZONING

Yes

LOCAL HEALTH

Upon-complaint

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

Vermont permits PDF →

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

Vermont cottage food law page →

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

Permit page for this place →

<https://crosodo.com/what-permits/vermont/chittenden-county>

Chittenden County cottage food law page →

<https://crosodo.com/states/vermont/chittenden-county>

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

Where to file

State

Vermont registration: Yes. Routine kitchen inspection: Upon-complaint. Food made under a license exemption cannot be sold to restaurants or other licensed food establishments. Sales must be direct to final consumers. Exempt producers must file an annual attestation with the Vermont Department of Health by January 15 each year and complete online food safety training.

Vermont permits PDF: crosodo.com/reports/pdf/permits/vermont.pdf

State law page: crosodo.com/states/vermont

Vermont Agency of Agriculture, Food and Markets; Vermont Department of Health (Food & Lodging Program): <https://www.healthvermont.gov/environment/food-lodging-program/home-based-food-licenses-and-exemptions>

Statute: [18 V.S.A. §4351](#); [Act 42 \(2025\) cottage food operator exemption](#)

Zoning / home occupation

Yes. Burlington requires a home occupation zoning permit (Administrative Approval or Conditional Use Approval via Development Review Board per Section 5.4.6 of Burlington Zoning Ordinance). Burlington is the county seat — city rules apply within Burlington. Chittenden County municipalities each have their own zoning bylaws for home-based businesses. Vermont DOH food licensing is separate from local zoning. Vermont Department of Health licenses and inspects food establishments; cottage food operators with ≤\$30,000 qualify for exemption.

Health

Upon-complaint. Vermont DOH may investigate upon complaint. No routine inspections for qualifying cottage food operators.

Business license

Varies

Pickup / delivery

Direct sales from home, farmers markets, and similar venues. Cannot sell to restaurants or licensed food establishments under cottage food exemption.

If you rent a commissary kitchen

A licensed kitchen is not the cottage exemption. Vermont cottage-food operator exemption is a home path. A commissary is a food and lodging establishment licensed by the Department of Health.

Official source: [Vermont food and lodging](#)

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

<https://healthvermont.gov/health-environment/food-lodging/home-based-food-establishments>

<https://agriculture.vermont.gov/food-safety-consumer-protection/cottage-foods>

<https://www.burlingtonvt.gov/DocumentCenter/View/6327/Doing-Business-in-Burlington-Guide-PDF?bidId=>

Chittenden County and nearby places

Regulation	Chittenden County	Washington County	Franklin County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No explicit state restriction; food safety training requirements apply.	No specific pet restriction in state cottage food rules.	Not specified in state cottage food law.
INSPECTION REQUIRED	Upon-complaint	Upon-complaint	Upon-complaint
ON-SITE CUSTOMER PICKUP	Yes	Conditional	Yes
ON-SITE SIGNAGE	Conditional	Conditional	Conditional
DELIVERY / PICKUP	Direct sales from home, farmers markets, and similar venues. Cannot sell to restaurants or licensed food establishments under cottage food ...	Direct sales to consumers only. No sales to restaurants or licensed food establishments. Farmers markets, home pickup, events permitted.	Direct-to-consumer sales only. Annual attestation plus food safety training required for exempt operations. No sales to restaurants or lice...
HOME OCCUPATION PERMIT	Yes	Varies	Conditional
LOCAL BUSINESS LICENSE	Varies	Varies	Varies
RESTRICTIONS	Cottage food operator exemption (Act 42, 2025): gross annual receipts ≤\$30,000, production in home kitchen of private residential dwelling ...	Vermont Act 42 (2025) raised the cottage food operator exemption to \$30,000 gross annual receipts. Non-potentially hazardous foods only. An...	Cottage food operator exemption (Act 42, 2025): non-potentially hazardous foods including baked goods, candy, jams, jellies, dry herbs, tra...
FOOD STORAGE	Shelf-stable non-PHF foods stored appropriately.	Non-TCS, shelf-stable products required.	Products must be non-potentially hazardous.
POPULATION	168,309	59,768	50,101

More pages for this place

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

Vermont permits PDF: crosodo.com/reports/pdf/permits/vermont.pdf

Vermont cottage food law: crosodo.com/states/vermont

Chittenden County cottage food law: crosodo.com/states/vermont/chittenden-county