

COTTAGE BAKERY FROM HOME

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

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

STATE FOOD PERMIT

Yes

HOME OCCUPATION

Varies

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

What you need

Washington 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

Varies

LOCAL HEALTH

Upon-complaint

BUSINESS LICENSE

Varies

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

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/washington-county>

Washington County cottage food law page →

<https://crosodo.com/states/vermont/washington-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

Varies. Vermont municipalities (towns) control zoning. Washington County operators should check with the City of Montpelier or their local town zoning administrator. Vermont has strong local land use control.

Health

Upon-complaint. Vermont Department of Health may inspect upon complaint; no routine inspection.

Business license

Varies

Pickup / delivery

Direct sales to consumers only. No sales to restaurants or licensed food establishments. Farmers markets, home pickup, events permitted.

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.washingtoncountyvermont.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.washingtoncountyvermont.org>

<https://www.healthvermont.gov/environment/food-lodging-program/home-based-food-licenses-and-exemptions>

<https://legislature.vermont.gov/statutes/section/18/085/04351>

Washington County and nearby places

Regulation	Washington County	Addison County	Caledonia County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No specific pet restriction in state cottage food rules.	No explicit statutory pet restriction under the cottage food exemption. Good hygiene practices recommended.	No explicit statutory pet restriction under the cottage food exemption.
INSPECTION REQUIRED	Upon-complaint	Conditional	Conditional
ON-SITE CUSTOMER PICKUP	Conditional	Conditional	Conditional
ON-SITE SIGNAGE	Conditional	Conditional	Conditional
DELIVERY / PICKUP	Direct sales to consumers only. No sales to restaurants or licensed food establishments. Farmers markets, home pickup, events permitted.	Vermont cottage food exemption: direct sales only. In-person sales, farmers markets, and farm stands are permitted. Online sales with local...	Vermont cottage food exemption: direct sales only. Farmers markets and farm stands permitted. No indirect/wholesale sales under the exempti...
HOME OCCUPATION PERMIT	Varies	Conditional	Conditional
LOCAL BUSINESS LICENSE	Varies	Conditional	Conditional
RESTRICTIONS	Vermont Act 42 (2025) raised the cottage food operator exemption to \$30,000 gross annual receipts. Non-potentially hazardous foods only. An...	Vermont state cottage food operator exemption (Act 42, 2025; 18 V.S.A. §4351) applies. Cottage food operators with gross annual sales at or...	Vermont state cottage food operator exemption (Act 42, 2025; 18 V.S.A. §4351) applies. Gross annual sales must be \$30,000 or less. Vermont ...
FOOD STORAGE	Non-TCS, shelf-stable products required.	Proper storage per standard Vermont food manufacturing requirements. Cottage foods must not require refrigeration or temperature control fo...	Proper storage; cottage foods must not require refrigeration or temperature control for safety.
POPULATION	59,768	37,434	30,418

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

Washington County cottage food law: crosodo.com/states/vermont/washington-county