

COTTAGE BAKERY FROM HOME

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

Home kitchen sales. Not a shop or rented commercial kitchen. Last verified 2026-05-06.

STATE FOOD PERMIT	HOME OCCUPATION	BUSINESS LICENSE	SALES CAP
Yes	Conditional	Conditional	\$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 Windham County. Confirm each step with Planning, Health, and the license office before you sell.

What you need

Windham 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

Conditional

LOCAL HEALTH

Conditional

BUSINESS LICENSE

Conditional

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/windham-county>

Windham County cottage food law page →

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

Conditional. Vermont counties have no county government and no county zoning. Producers in Windham County must contact their specific town or village planning/zoning office (e.g., Town of Brattleboro, Town of Newfane) for home occupation requirements.

Health

Conditional. Complaint-based; Vermont Department of Health may inspect upon complaint.

Business license

Conditional

Pickup / delivery

Vermont cottage food exemption: direct sales only. Farmers markets and farm stands permitted. No indirect/wholesale sales under the 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.windhamcounty.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.windhamcounty.gov>

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

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

Windham County and nearby places

Regulation	Windham County	Bennington County	Windsor County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No explicit statutory pet restriction under the cottage food exemption.	No explicit statutory pet restriction under the cottage food exemption. Good hygiene practices recommended.	No specific pet restriction in state cottage food rules.
INSPECTION REQUIRED	Conditional	Conditional	Upon-complaint
ON-SITE CUSTOMER PICKUP	Conditional	Conditional	Conditional
ON-SITE SIGNAGE	Conditional	Conditional	Conditional
DELIVERY / PICKUP	Vermont cottage food exemption: direct sales only. Farmers markets and farm stands permitted. No indirect/wholesale sales under the exempti...	Vermont cottage food exemption: direct sales only. Farmers markets and farm stands permitted. No indirect/wholesale sales under the exempti...	Direct sales to consumers only. No sales to restaurants or licensed food establishments. Farmers markets, home pickup, events permitted.
HOME OCCUPATION PERMIT	Conditional	Conditional	Varies
LOCAL BUSINESS LICENSE	Conditional	Conditional	Varies
RESTRICTIONS	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 ...	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 ...	Vermont Act 42 (2025) raised the cottage food operator exemption to \$30,000 gross annual receipts. Non-potentially hazardous foods only. An...
FOOD STORAGE	Proper storage; cottage foods must not require refrigeration or temperature control for safety.	Proper storage; cottage foods must not require refrigeration or temperature control for safety.	Non-TCS, shelf-stable products required.
POPULATION	45,857	37,326	57,832

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

Windham County cottage food law: crosodo.com/states/vermont/windham-county