

COTTAGE BAKERY FROM HOME

Can I sell from my kitchen in Albemarle County, Virginia?

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

STATE FOOD PERMIT

No

HOME OCCUPATION

Yes

BUSINESS LICENSE

Yes

SALES CAP

Tiered

VIRGINIA RULES. OPEN THESE FIRST.

[Virginia permits PDF](#)[Virginia cottage food law page](#)[Virginia Department of Agriculture and Consumer Services cottage food program](#)[Statute: Va. Code §3.2-5130 \(HB 402 / 2026 c. 605\)](#)**NOT LEGAL ADVICE**

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

What you need

Albemarle County, Virginia. File every Yes. Confirm every Check or Ask. Stay under the sales cap.

STATE FOOD PERMIT

No

ANNUAL SALES CAP

Tiered

HOME OCCUPATION / ZONING

Yes

LOCAL HEALTH

No

BUSINESS LICENSE

Yes

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

Virginia permits PDF →

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

Virginia cottage food law page →

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

Permit page for this place →

<https://crosodo.com/what-permits/virginia/albemarle-county>

Albemarle County cottage food law page →

<https://crosodo.com/states/virginia/albemarle-county>

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

Where to file

State

Virginia registration: No. Routine kitchen inspection: No. As amended by HB 402 (Acts of Assembly 2026 Ch. 605), effective July 1, 2026: exempt foods may be sold at any location, through the internet, or by phone to an individual in Virginia for their own consumption, and delivered in person, by mail, or by delivery service in Virginia. Still no resale, consignment, restaurants, retail food establishments, or out-of-state sales. Local zoning still applies. The VDACS home-food-processor FAQ PDF is stale (still says no online sales); the statute controls. <https://lis.virginia.gov/bill-details/20261/HB402>

Virginia permits PDF: crosodo.com/reports/pdf/permits/virginia.pdf

State law page: crosodo.com/states/virginia

Virginia Department of Agriculture and Consumer Services: <https://www.vdacs.virginia.gov/food-information-for-vendors-and-businesses-home-food-processors.shtml>

Statute: [Va. Code §3.2-5130 \(HB 402 / 2026 c. 605\)](#)

Zoning / home occupation

Yes. Albemarle County requires a Home Occupation Clearance for all home-based businesses regardless of profitability. Two categories: Rural Area and Residential District, each with different client/customer visit limits (Rural Area: up to 10 students/visitors per week; Residential District: up to 7). Clearance required even if the business is run from dining table. Additionally, a Business License is required from Albemarle County Finance Department (434-296-5851). Apply for Home Occupation Clearance at albemarle.org/government/community-development/apply-for/home-occupations.

Planning: <https://www.albemarle.org/government/community-development/apply-for/home-occupations>

Health

No. Virginia §3.2-5130: Department may inspect upon consumer complaint. No routine inspections.

Business license

Yes

Pickup / delivery

Virginia allows direct sales only: home, farmers markets, events, online (no resale to retail/restaurants). Customer pickup permitted subject to Albemarle County Home Occupation Clearance conditions and client visit limits.

If you rent a commissary kitchen

VDACS treats a commercial kitchen as a food-processing operation. Virginia cottage food is a home exemption. A commissary or commercial kitchen that manufactures food for sale needs a VDACS inspection and permit. VDACS publishes a commercial-kitchen food-processing application. Local health departments permit restaurants and similar food establishments.

Official source: [VDACS home and commercial kitchen businesses](#)

Local health office we have on file: <https://www.albemarle.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.albemarle.org/government/community-development/apply-for/home-occupations>

<https://www.albemarle.org>

<https://www.albemarle.org/government/community-development/apply-for/home-occupations>

<https://albemarle1.prod-as.govaccess.org/government/community-development/learn-more-about/home-occupations>

<https://www.vdacs.virginia.gov/food-information-for-vendors-and-businesses-home-food-processors.shtml>

<https://law.lis.virginia.gov/vacode/3.2-5130/>

Albemarle County and nearby places

Regulation	Albemarle County	Rockingham County	Augusta County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No specific state prohibition; standard food safety practices apply.	Not specified in state law.	Not specified in state statute.
INSPECTION REQUIRED	No	No	No
ON-SITE CUSTOMER PICKUP	Conditional	Yes	Yes
ON-SITE SIGNAGE	No	Conditional	Conditional
DELIVERY / PICKUP	Virginia allows direct sales only: home, farmers markets, events, online (no resale to retail/restaurants). Customer pickup permitted subje...	Direct sales only (in-person). No resale, no consignment, no sales to retail food establishments. Products must be sold directly from produ...	Direct sales to consumers only. No resale or consignment. No sales to retail food establishments.
HOME OCCUPATION PERMIT	Yes	Varies	Varies
LOCAL BUSINESS LICENSE	Yes	Varies	Varies
RESTRICTIONS	Virginia allows non-TCS shelf-stable cottage foods with no registration or inspection. Direct sales only (no resale/consignment). All-caps ...	Virginia cottage food: non-TCS shelf-stable foods from private home. Allowed: candies, jams, jellies, dried fruits, dry herbs, dry seasonin...	Home kitchen in primary domestic residence allowed. Non-TCS shelf-stable foods only. Pickles and acidified vegetables subject to \$9,000 ann...
FOOD STORAGE	Non-TCS shelf-stable products only. Pickles/acidified vegetables with pH ≤4.6 allowed but subject to \$9,000/year cap.	No specific statutory requirement.	Non-TCS shelf-stable products must be stored appropriately.
POPULATION	112,513	83,905	77,433

More pages for this place

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

Virginia permits PDF: crosodo.com/reports/pdf/permits/virginia.pdf

Virginia cottage food law: crosodo.com/states/virginia

Albemarle County cottage food law: crosodo.com/states/virginia/albemarle-county