

COTTAGE BAKERY FROM HOME

Can I sell from my kitchen in Charlottesville City, Virginia?

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

STATE FOOD PERMIT

No

HOME OCCUPATION

No

BUSINESS LICENSE

Varies

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 Charlottesville City. Confirm each step with Planning, Health, and the license office before you sell.

What you need

Charlottesville City, 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

No

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.

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/charlottesville-city>

[Charlottesville City cottage food law page →](#)

<https://crosodo.com/states/virginia/charlottesville-city>

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

No. Charlottesville city is subject to Virginia cottage food law (Va. Code §3.2-5130), which requires no state permit, registration, or inspection. Virginia does NOT preempt local ordinances — cities and counties may impose additional requirements. Many Virginia localities require a general business license (\$30–\$100/yr). Charlottesville is an independent city with an active food culture and multiple farmers markets (including the City Market on Water Street). Virginia cottage food law is not preempted locally; Charlottesville may require a local business license. The Charlottesville City Market is a primary sales venue for cottage food producers.

Health

No. No routine inspection required at state level.

Business license

Varies

Pickup / delivery

Sales allowed only at the producer's home or at farmers markets and temporary events (events capped at 14 consecutive days). No online sales, mail order, wholesale, or retail sales. No shipping.

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.charlottesville.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.charlottesville.gov>

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

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

Charlottesville city and nearby places

Regulation	Charlottesville city	Albemarle County	Louisa 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 state prohibition; standard food safety practices apply.	No specific state cottage food pet restriction.
INSPECTION REQUIRED	No	No	No
ON-SITE CUSTOMER PICKUP	Yes	Conditional	Yes
ON-SITE SIGNAGE	Conditional	No	Conditional
DELIVERY / PICKUP	Sales allowed only at the producer's home or at farmers markets and temporary events (events capped at 14 consecutive days). No online sale...	Virginia allows direct sales only: home, farmers markets, events, online (no resale to retail/restaurants). Customer pickup permitted subje...	Direct sales only at home, farmers markets, or temporary events (up to 14 consecutive days). No online ordering, no shipping, no wholesale.
HOME OCCUPATION PERMIT	No	Yes	Varies
LOCAL BUSINESS LICENSE	Varies	Yes	Likely
RESTRICTIONS	Va. Code §3.2-5130 provides the home kitchen food processing exemption. No permit, registration, or inspection required at the state level....	Virginia allows non-TCS shelf-stable cottage foods with no registration or inspection. Direct sales only (no resale/consignment). All-caps ...	Virginia Home Kitchen Food Processing Exemption (Va. Code §3.2-5130) permits direct-to-consumer sale of non-TCS shelf-stable foods from a p...
FOOD STORAGE	Non-potentially hazardous (non-TCS), shelf-stable foods only.	Non-TCS shelf-stable products only. Pickles/acidified vegetables with pH ≤4.6 allowed but subject to \$9,000/year cap.	Non-TCS shelf-stable foods only.
POPULATION	46,289	112,513	38,106

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

Charlottesville City cottage food law: crosodo.com/states/virginia/charlottesville-city