

COTTAGE BAKERY FROM HOME

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

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

STATE FOOD PERMIT

No

HOME OCCUPATION

Conditional

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

What you need

Hanover 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

Conditional

LOCAL HEALTH

No

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

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/hanover-county>

Hanover County cottage food law page →

<https://crosodo.com/states/virginia/hanover-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

Conditional. Hanover County home-based businesses are regulated under §26-279 of the Hanover County Zoning Ordinance. Home occupations in main buildings and accessory buildings/home craft shops are addressed under this section. Some home businesses may require a Conditional Use Permit (CUP). Per Hanover County FAQ: 'Some home businesses require a special permit.' Contact Hanover County Planning at hanovercounty.gov for whether cottage food qualifies as permitted by-right or requires CUP.

Planning: <https://www.hanovercounty.gov>

Health

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

Business license

Varies

Pickup / delivery

Virginia allows direct sales only: home, farmers markets, events, online (no resale). Customer pickup permitted subject to Hanover County home occupation conditions.

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.hanovercounty.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.hanovercounty.gov>

<https://www.hanovercounty.gov>

<https://www.hanovercounty.gov/m/FAQ>

<https://engage.hanovercounty.gov/w26672>

https://www.zoneomics.com/code/hanover-county-unincorporated-VA/chapter_3

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

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

Hanover County and nearby places

Regulation	Hanover County	Spotsylvania County	Louisa 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 prohibited by state statute; kitchen must maintain sanitary conditions.	No specific state cottage food pet restriction.
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). Customer pickup permitted subject to Hanover County h...	Direct sales only per state law. Sales from home, at farmers markets, roadside stands, online (local delivery), and similar venues. No resa...	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	Conditional	Varies	Varies
LOCAL BUSINESS LICENSE	Varies	Varies	Likely
RESTRICTIONS	Virginia allows non-TCS shelf-stable cottage foods with no registration or inspection. Direct sales only. All-caps label required: *NOT FOR...	Non-TCS shelf-stable foods only. No registration required at state level for most cottage foods. Pickles and acidified vegetables capped at...	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-TCS shelf-stable products only. Pickles/acidified vegetables with pH ≤4.6 allowed but with \$9,000/year cap.	Shelf-stable non-TCS products only. Products stored in food-safe containers.	Non-TCS shelf-stable foods only.
POPULATION	110,513	141,097	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

Hanover County cottage food law: crosodo.com/states/virginia/hanover-county