

## COTTAGE BAKERY FROM HOME

# Can I sell from my kitchen in Henrico 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 Henrico County. Confirm each step with Planning, Health, and the license office before you sell.

## What you need

Henrico 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

**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/henrico-county>

**Henrico County cottage food law page →**

<https://crosodo.com/states/virginia/henrico-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](https://crosodo.com/reports/pdf/permits/virginia.pdf)

State law page: [crosodo.com/states/virginia](https://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. VDACS permit application requires zoning approval documentation. Henrico County note: catering operations from a residence are prohibited per zoning restrictions (per [henrico.gov](https://henrico.gov)). Cottage food direct sales under §3.2-5130 exemption may be treated differently than catering. Operator should confirm with Henrico County zoning/planning department

### Health

No. No routine inspection under §3.2-5130 exemption

### Business license

Varies

### Pickup / delivery

Direct to consumer only; farmers markets, events, and roadside stands; no retail/wholesale sales

### 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://henrico.us>

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.

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**SOURCES**

<https://henrico.us>

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

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<https://henrico.gov/services/foodservice-permit-application/>

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<https://www.vdacs.virginia.gov/pdf/homefdapplication.pdf>

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## Henrico County and nearby places

| Regulation                 | Henrico County                                                                                                                                 | Chesterfield County                                                                                                                            | Richmond city                                                                                                                                  |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| HOME KITCHEN ALLOWED       | Yes                                                                                                                                            | Yes                                                                                                                                            | Yes                                                                                                                                            |
| SEPARATE DEDICATED KITCHEN | No                                                                                                                                             | No                                                                                                                                             | No                                                                                                                                             |
| PETS ALLOWED               | Good sanitation required; no specific state pet rule for cottage food exemption                                                                | No specific state restriction.                                                                                                                 | VDACS home food processing rules require pets to be completely excluded from food preparation, storage, packaging, and equipment cleaning a... |
| INSPECTION REQUIRED        | No                                                                                                                                             | Upon-complaint                                                                                                                                 | Conditional                                                                                                                                    |
| ON-SITE CUSTOMER PICKUP    | Yes                                                                                                                                            | Conditional                                                                                                                                    | Conditional                                                                                                                                    |
| ON-SITE SIGNAGE            | Conditional                                                                                                                                    | No                                                                                                                                             | Conditional                                                                                                                                    |
| DELIVERY / PICKUP          | Direct to consumer only; farmers markets, events, and roadside stands; no retail/ wholesale sales                                              | Direct-to-consumer only. No resale or sales to retail food establishments. Farmers markets, roadside stands, home delivery permitted.          | Under Virginia cottage food exemption, direct sales only. Home pickup and local delivery permitted for non-TCS shelf-stable items. Online s... |
| HOME OCCUPATION PERMIT     | Conditional                                                                                                                                    | Conditional                                                                                                                                    | Yes                                                                                                                                            |
| LOCAL BUSINESS LICENSE     | Varies                                                                                                                                         | Yes                                                                                                                                            | Yes                                                                                                                                            |
| RESTRICTIONS               | Non-TCS shelf-stable foods only; direct-to-consumer sales only; tiered annual sales cap; zoning approval documentation required if seeking ... | Virginia cottage food law (Va. Code §3.2-5130) exempts non-TCS shelf-stable foods from licensing and inspection. Permitted items: candies, ... | Virginia state law (Va. Code §3.2-5130) exempts non-TCS cottage foods from permitting. For home food processing operations (broader range o... |
| FOOD STORAGE               | Non-TCS foods stored in sanitary conditions                                                                                                    | Non-TCS shelf-stable products. No TCS foods.                                                                                                   | Proper storage to prevent contamination; pet-excluded areas required for VDACS permit pathway.                                                 |
| POPULATION                 | 333,120                                                                                                                                        | 366,019                                                                                                                                        | 227,171                                                                                                                                        |

## 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](https://crosodo.com/reports/pdf/permits/virginia.pdf)

Virginia cottage food law: [crosodo.com/states/virginia](https://crosodo.com/states/virginia)

Henrico County cottage food law: [crosodo.com/states/virginia/henrico-county](https://crosodo.com/states/virginia/henrico-county)