

COTTAGE BAKERY FROM HOME

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

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

STATE FOOD PERMIT

No

HOME OCCUPATION

Likely

BUSINESS LICENSE

Likely

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

What you need

Hopewell 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

Likely

LOCAL HEALTH

No

BUSINESS LICENSE

Likely

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/hopewell-city>

Hopewell City cottage food law page →

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

Likely. City of Hopewell is an independent city with its own zoning ordinance. A local home occupation permit and business license may be required. Contact Hopewell City Hall and the Planning Department for local requirements.

Health

No. VDACS may inspect upon consumer complaint.

Business license

Likely

Pickup / delivery

Direct sales only at home, farmers markets, or temporary events (up to 14 consecutive days). No online ordering, no shipping, no wholesale.

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.hopewellva.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.hopewellva.gov>

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

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

Hopewell city and nearby places

Regulation	Hopewell city	Prince George County	Chesterfield County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No specific state cottage food pet restriction.	VDACS home food processing permit pathway requires pets excluded from food prep, storage, packaging, and equipment cleaning areas at all ti...	No specific state restriction.
INSPECTION REQUIRED	No	Conditional	Upon-complaint
ON-SITE CUSTOMER PICKUP	Yes	Conditional	Conditional
ON-SITE SIGNAGE	Conditional	Conditional	No
DELIVERY / PICKUP	Direct sales only at home, farmers markets, or temporary events (up to 14 consecutive days). No online ordering, no shipping, no wholesale.	Virginia cottage food exemption: direct sales only. Home pickup and local delivery permitted for non-TCS shelf-stable items. Online sales a...	Direct-to-consumer only. No resale or sales to retail food establishments. Farmers markets, roadside stands, home delivery permitted.
HOME OCCUPATION PERMIT	Likely	Conditional	Conditional
LOCAL BUSINESS LICENSE	Likely	Conditional	Yes
RESTRICTIONS	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...	Virginia state cottage food exemption (Va. Code §3.2-5130) applies. Prince George County has a planning and zoning department with Chapter ...	Virginia cottage food law (Va. Code §3.2-5130) exempts non-TCS shelf-stable foods from licensing and inspection. Permitted items: candies, ...
FOOD STORAGE	Non-TCS shelf-stable foods only.	Proper storage to prevent contamination; pet exclusion required for VDACS permit pathway.	Non-TCS shelf-stable products. No TCS foods.
POPULATION	23,046	42,634	366,019

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

Hopewell City cottage food law: crosodo.com/states/virginia/hopewell-city