

COTTAGE BAKERY FROM HOME

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

What you need

Manassas 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/manassas-city>

Manassas City cottage food law page →

<https://crosodo.com/states/virginia/manassas-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 Manassas is an independent city with its own zoning ordinance. Manassas may require a Certificate of Occupancy for change in use and a local home occupation permit. Contact Manassas Community Development Department at manassasva.gov for specific requirements and forms.

Planning: https://www.manassasva.gov/community_development/development_services/occupancy_permits.php

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.manassasva.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.manassasva.gov/community_development/development_services/occupancy_permits.php

<https://www.manassasva.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>

https://www.manassasva.gov/community_development/development_services/occupancy_permits.php

Manassas city and nearby places

Regulation	Manassas city	Manassas Park city	Prince William County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No specific state cottage food pet restriction.	No specific state cottage food pet restriction.	No specific state cottage food pet restriction
INSPECTION REQUIRED	No	No	No
ON-SITE CUSTOMER PICKUP	Yes	Yes	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.	Direct sales only at home, farmers markets, or temporary events (up to 14 consecutive days). No online ordering, no shipping, no wholesale.	Virginia state law: direct sales to consumers at farmers markets, events, from home. Indirect sales through third-party retailers allowed w...
HOME OCCUPATION PERMIT	Likely	Likely	Yes
LOCAL BUSINESS LICENSE	Likely	Likely	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 Home Kitchen Food Processing Exemption (Va. Code §3.2-5130) permits direct-to-consumer sale of non-TCS shelf-stable foods from a p...	Two tiers: (1) Non-acidified cottage foods (baked goods, candy, etc.) — no registration required, direct sales only, limited venues. (2) Ac...
FOOD STORAGE	Non-TCS shelf-stable foods only.	Non-TCS shelf-stable foods only.	Standard home kitchen storage for approved non-TCS foods
POPULATION	42,620	17,123	481,114

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

Manassas City cottage food law: crosodo.com/states/virginia/manassas-city