

COTTAGE BAKERY FROM HOME

Can I sell from my kitchen in Prince William County, Virginia?

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

STATE FOOD PERMIT

No

HOME OCCUPATION

Yes

BUSINESS LICENSE

Yes

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

What you need

Prince William 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

Yes

LOCAL HEALTH

No

BUSINESS LICENSE

Yes

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/prince-william-county>

Prince William County cottage food law page →

<https://crosodo.com/states/virginia/prince-william-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

Yes. Prince William County requires a Home Occupation Certificate (HOC1) for home-based businesses per Zoning Ordinance Section 32-300.07. Home occupation is business conducted entirely within dwelling by residents, clearly incidental to residential use, no exterior evidence, no customers coming to home, no non-resident employees. Apply in person at Development Services Building (703-792-6830; zoningcounters@pwccgov.org). Must also obtain Trade Name Registration from Prince William County Judicial Center. Business License from Prince William County Finance Department may be required (703-792-6710).

Health

No. No routine inspection required at state level

Business license

Yes

Pickup / delivery

Virginia state law: direct sales to consumers at farmers markets, events, from home. Indirect sales through third-party retailers allowed with VDACS registration for acidified foods. No annual sales cap. Online sales permitted.

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.pwcva.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.pwcva.gov>

<https://www.pwcva.gov/department/zoning-administration/home-occupation-certificate-office-within-residence>

<https://www.vdacs.virginia.gov/dairy-kitchen-food-services-businesses.shtml>

Prince William County and nearby places

Regulation	Prince William County	Loudoun County	Stafford County
HOME KITCHEN ALLOWED	Yes	Yes	Conditional
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No specific state cottage food pet restriction	No specific state restriction; standard food safety practices apply.	If pets are present, food processing and storage areas must be completely enclosed/ separated from the rest of the home with a solid hinged ...
INSPECTION REQUIRED	No	Upon-complaint	Upon-complaint
ON-SITE CUSTOMER PICKUP	Conditional	Conditional	Yes
ON-SITE SIGNAGE	No	No	Conditional
DELIVERY / PICKUP	Virginia state law: direct sales to consumers at farmers markets, events, from home. Indirect sales through third-party retailers allowed w...	Direct-to-consumer sales only. No resale, consignment, or sales to retail food establishments. Sales at farmers markets, roadside stands, h...	Under §3.2-5130 exemption: direct-to-consumer sales only; no resale to food establishments. Under VDACS permit: direct sales and some whole...
HOME OCCUPATION PERMIT	Yes	Yes	Yes
LOCAL BUSINESS LICENSE	Yes	Yes	Yes
RESTRICTIONS	Two tiers: (1) Non-acidified cottage foods (baked goods, candy, etc.) — no registration required, direct sales only, limited venues. (2) Ac...	Virginia cottage food law (Va. Code §3.2-5130) exempts non-TCS shelf-stable foods from licensing and inspection. Permitted items: candies, ...	Virginia has two pathways: (1) Va. Code §3.2-5130 cottage food exemption — no registration or inspection for direct-to-consumer sales of no...
FOOD STORAGE	Standard home kitchen storage for approved non-TCS foods	Non-TCS shelf-stable products. No TCS foods permitted.	Non-TCS shelf-stable foods only under cottage food exemption. Proper storage to prevent contamination.
POPULATION	481,114	420,773	157,606

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

Prince William County cottage food law: crosodo.com/states/virginia/prince-william-county