

COTTAGE BAKERY FROM HOME

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

What you need

Richmond 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

Yes

LOCAL HEALTH

Conditional

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/richmond-city>

[Richmond City cottage food law page →](#)

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

Yes. Richmond City requires a Certificate of Zoning Compliance (CZC) – Home Occupation, issued by the Zoning Administration Office. Fee: \$50. Processing time: approximately 10 business days. Property owner consent is required (owner notified). Following CZC approval, a City of Richmond business license must be obtained from the Finance Department (City Hall, 900 East Broad St, Room 103). The CZC application requires a detailed business description, square footage of business area, and whether in-person sales/client visits will occur.

Health

Conditional. For VDACS home food processing permit: initial inspection required before operation; complaint-based thereafter. For cottage food exemption (§3.2-5130): no routine inspection; VDACS may inspect upon consumer complaint.

Business license

Yes

Pickup / delivery

Under Virginia cottage food exemption, direct sales only. Home pickup and local delivery permitted for non-TCS shelf-stable items. Online sales allowed. For VDACS home food processing permit: statewide distribution permitted; zoning documentation must confirm pickup/delivery is allowed at the residence.

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.rva.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.rva.gov>

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

https://www.rva.gov/sites/default/files/2024-07/City%20of%20Richmond%20-%20How%20to%20apply%20for%20a%20CZC-Residential_0.pdf

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

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

Richmond city and nearby places

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

Richmond City cottage food law: crosodo.com/states/virginia/richmond-city