

COTTAGE BAKERY FROM HOME

Can I sell from my kitchen in Rockingham County, Virginia?

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

STATE FOOD PERMIT

No

HOME OCCUPATION

Varies

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

What you need

Rockingham 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

Varies

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/rockingham-county>

Rockingham County cottage food law page →

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

Varies. Rockingham County (Harrisonburg area) may have home occupation ordinances. No specific Rockingham County cottage food ordinance identified. Producers should check with Rockingham County Planning and Community Development. Note: the county seat field was blank in the input; Harrisonburg is the independent city at the county seat location.

Health

No. Department may inspect upon consumer complaint (§3.2-5130(D)).

Business license

Varies

Pickup / delivery

Direct sales only (in-person). No resale, no consignment, no sales to retail food establishments. Products must be sold directly from producer to end consumer.

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.rockinghamcounty.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.rockinghamcounty.gov>

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

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

Rockingham County and nearby places

Regulation	Rockingham County	Augusta County	Albemarle County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	Not specified in state law.	Not specified in state statute.	No specific state prohibition; standard food safety practices apply.
INSPECTION REQUIRED	No	No	No
ON-SITE CUSTOMER PICKUP	Yes	Yes	Conditional
ON-SITE SIGNAGE	Conditional	Conditional	No
DELIVERY / PICKUP	Direct sales only (in-person). No resale, no consignment, no sales to retail food establishments. Products must be sold directly from produ...	Direct sales to consumers only. No resale or consignment. No sales to retail food establishments.	Virginia allows direct sales only: home, farmers markets, events, online (no resale to retail/restaurants). Customer pickup permitted subje...
HOME OCCUPATION PERMIT	Varies	Varies	Yes
LOCAL BUSINESS LICENSE	Varies	Varies	Yes
RESTRICTIONS	Virginia cottage food: non-TCS shelf-stable foods from private home. Allowed: candies, jams, jellies, dried fruits, dry herbs, dry seasonin...	Home kitchen in primary domestic residence allowed. Non-TCS shelf-stable foods only. Pickles and acidified vegetables subject to \$9,000 ann...	Virginia allows non-TCS shelf-stable cottage foods with no registration or inspection. Direct sales only (no resale/consignment). All-caps ...
FOOD STORAGE	No specific statutory requirement.	Non-TCS shelf-stable products must be stored appropriately.	Non-TCS shelf-stable products only. Pickles/acidified vegetables with pH ≤4.6 allowed but subject to \$9,000/year cap.
POPULATION	83,905	77,433	112,513

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

Rockingham County cottage food law: crosodo.com/states/virginia/rockingham-county