

COTTAGE FOOD LAW REPORT

Inyo County

California · Independence · FIPS 06027 · Population 18,485 ·
Crosodo Index #3132*

STATE BASELINE

Cal. Health & Safety Code §113758; CA tier: Good; CDPH cottage food operations program

STATE TIER	ANNUAL SALES CAP (STATE)	CONFIDENCE	LAST VERIFIED
Good	Tiered (see notes)	MEDIUM	2026-05-06

IMPORTANT – NOT LEGAL ADVICE

This report compiles publicly-available statutes, regulations, and county zoning rules into a research reference. It is **not legal advice** and is provided **without warranty** as to accuracy, completeness, or current applicability.

Cottage food law changes frequently. Counties may amend zoning, health departments may issue new permits, and state legislatures may update statutes after the publication date shown above.

Always verify rules directly with your state department of health/agriculture and your county health and planning offices before relying on them for any business or regulatory decision. Consult a licensed attorney for advice specific to your situation.

CALIFORNIA: INYO COUNTY

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Inyo County

Population 18,485 · State baseline: Cal. Health & Safety Code §113758; CA tier: Good; CDPH cottage food operations program · **MEDIUM**

QUICK VIEW FOR BAKERS IN THIS COUNTY

HOME KITCHEN ALLOWED?

True

SEPARATE KITCHEN REQUIRED?

False

PETS ALLOWED?

No specific county rule; CDPH guidance recommends pets excluded from food prep area during production

HOME OCCUPATION PERMIT?

True (California state law (GOV §51035) preempts local zoning restrictions on cottage food operations. Inyo County Environmental Health processes CFO registrations (Class A) and permits (Class B). Large Eastern Sierra / Mojave Desert county. Contact Inyo County Environmental Health Division for registration.)

ON-SITE / PORCH PICKUP?

True

INSPECTION REQUIRED?

Class A: complaint-based only; Class B: annual inspection by county Environmental Health (Class A - complaint only; Class B - routine annual inspection)

Home kitchen rules

HOME KITCHEN ALLOWED

True

SEPARATE DEDICATED KITCHEN

False

PET RESTRICTIONS

No specific county rule; CDPH guidance recommends pets excluded from food prep area during production

WATER SUPPLY

Potable water required; private well users must have water tested regularly by state-certified lab; arid desert county - water source verification important

HANDWASHING

Required per Cal. Health & Safety Code §113758 and CDPH cottage food guidance

FOOD STORAGE

Standard food safety storage per CDPH approved foods list; all products must be non-potentially hazardous

Inspection & permitting

INSPECTION REQUIRED

Class A: complaint-based only; Class B: annual inspection by county Environmental Health — Class A - complaint only; Class B - routine annual inspection

HOME OCCUPATION PERMIT

True — California state law (GOV §51035) preempts local zoning restrictions on cottage food operations. Inyo County Environmental Health processes CFO registrations (Class A) and permits (Class B). Large Eastern Sierra / Mojave Desert county. Contact Inyo County Environmental Health Division for registration.

LOCAL BUSINESS LICENSE

County unincorporated areas generally do not require a county business license; confirm with Inyo County

Customer-facing rules

ON-SITE CUSTOMER PICKUP	True
ON-SITE SIGNAGE	No commercial signage per typical CA home occupation rules; state law preempts restrictions on cottage food sales
DELIVERY / PICKUP RULES	Direct sales and delivery within California only; no interstate sales per state law
MAX EMPLOYEES IN HOME	One non-family employee maximum per Cal. Health & Safety Code §113758

Relevant county code

Cal. Health & Safety Code §113758 (state CFO law); GOV §51035 (zoning preemption); Inyo County Ordinance Code Title 18 (Zoning)

RESEARCH NOTES

No Inyo County-specific cottage food restrictions found beyond state baseline. Large but sparsely populated Eastern Sierra county (area includes Death Valley). Significant portion of land is federal (NPS, BLM, USFS). CFO registration/permit obtained through Inyo County Environmental Health. State law preempts local zoning restrictions on CFOs. Class A annual gross sales cap ~\$86,206 (2025, CPI-adjusted); Class B ~\$172,411.

SOURCES VERIFIED AT RESEARCH TIME

<https://www.inyocounty.us/services/environmental-health>

<https://www.inyocounty.us/services/planning>

<https://www.inyocounty.us>

https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=HSC§ionNum=113758

https://www.cdph.ca.gov/Programs/CEH/DFDCS/CDPH%20Document%20Library/FDB/FoodSafetyProgram/Cottage%20Food%20Operations/CFO_Faq.pdf

Questions? Join the Crosodo Forum to discuss your county’s specific zoning rules at <https://crosodo.com/nb/california/inyo-county-discuss>

Bordering counties — cottage food law

Regulation	Inyo County	Mono County	Fresno County
HOME KITCHEN ALLOWED	True	True	Yes
SEPARATE DEDICATED KITCHEN	False	False	No
PETS ALLOWED	No specific county rule; CDPH guidance recommends pets excluded from food prep area during production	No specific county rule; CDPH guidance recommends pets excluded from food prep area during production	State baseline applies
INSPECTION REQUIRED	Class A: complaint-based only; Class B: annual inspection by county Environmental Health	Class A: complaint-based only; Class B: annual inspection by county Environmental Health	Conditional
ON-SITE CUSTOMER PICKUP	True	True	Yes
ON-SITE SIGNAGE	No commercial signage per typical CA home occupation rules; state law preempts restrictions on cottage food sales	No commercial signage per typical CA home occupation rules; state law preempts restrictions on cottage food sales	Conditional
DELIVERY / PICKUP	Direct sales and delivery within California only; no interstate sales per state law	Direct sales and delivery within California only; no interstate sales per state law	Direct/indirect sales within California only. State baseline applies.
HOME OCCUPATION PERMIT	True	True	Varies by city
LOCAL BUSINESS LICENSE	County unincorporated areas generally do not require a county business license; confirm with Inyo County	County unincorporated areas generally do not require a county business license; Town of Mammoth Lakes may require town business license for...	Varies by city
RESTRICTIONS	—	—	Fresno County Environmental Health Division administers CFO Class A and Class B registrations/permits. No MEHKO opt-in confirmed for Fresno...
FOOD STORAGE	Standard food safety storage per CDPH approved foods list; all products must be non-potentially hazardous	Standard food safety storage per CDPH approved foods list; all products must be non-potentially hazardous	State baseline applies
POPULATION	18,829	13,219	1,008,280

State context — California cottage food law

Inyo County’s rules sit on top of California’s state cottage food framework. The state law sets the floor — counties can add but cannot remove protections.

<p>STATUTE Cal. Health & Safety Code §113758</p> <p>REGISTRATION REQUIRED Yes</p> <p>KITCHEN INSPECTION No</p> <p>INDIRECT SALES Limited (see notes) — Class B permit holders may sell indirectly through retail stores and restaurants statewide; Class A registrants are limited to direct sales only and may not sell through any retail or wholesale venue.</p>	<p>ANNUAL SALES CAP Tiered (see notes)</p> <p>FOOD HANDLER CERT Yes (specific course)</p> <p>DIRECT SALES ONLY No</p>
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For the full state-level analysis including the verbatim statute text, see the **California cottage food law report**.

STATE-LEVEL REFERENCES

- State statute: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=HSC§ionNum=113758
- State dept cottage food page: https://www.cdph.ca.gov/Programs/CEH/DFDCS/CDPH%20Document%20Library/FDB/FoodSafetyProgram/Cottage%20Food%20Operations/CFO_Faq.pdf
- Forrager.com: <https://forrager.com/law/california/>

Questions?

Join the Crosodo Forum to discuss Inyo County's specific zoning rules, permits, and what other home bakers are seeing locally.

<https://crosodo.com/nb/california/inyo-county-discuss>
