

COTTAGE FOOD LAW REPORT

# Fannin County

Georgia · Blue Ridge · FIPS 13111 · Population 25,854 ·  
Crosodo Index #2773\*

STATE BASELINE

O.C.G.A. §26-2-470 et seq. (eff. July 2025); prior: GA R&R 40-7-19

STATE TIER

Okay

ANNUAL SALES CAP (STATE)

—

CONFIDENCE

MEDIUM

LAST VERIFIED

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.

GEORGIA: FANNIN COUNTY

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# Fannin County

Population 25,854 · State baseline: O.C.G.A. §26-2-470 et seq. (eff. July 2025); prior: GA R&R 40-7-19 ·

**MEDIUM**

## QUICK VIEW FOR BAKERS IN THIS COUNTY

**HOME KITCHEN ALLOWED?**

Yes (Georgia HB 398 (eff. July 1, 2025) dramatically expanded cottage food rules. No license or fee required. Complaint-based inspections only. Interstate sales now allowed. Wholesale, retail, online, and restaurant sales permitted. Food handler certification (specific course) required. Must label 'NOT MADE IN A STATE-INSPECTED FACILITY.' Under HB 398, counties may opt out of allowing third-party vendor sales but cannot otherwise directly regulate cottage food operators.)

**SEPARATE KITCHEN REQUIRED?**

No

**PETS ALLOWED?**

No specific state prohibition, but pets should be excluded from food prep areas per good manufacturing practices.

**HOME OCCUPATION PERMIT?**

Varies (No county-specific cottage food overlay found. Fannin County may require a business license for commercial activity. Home occupation rules vary by zoning district under Fannin County’s zoning ordinance. Blue Ridge is the county seat and tourism hub; local registration may be required for cottage food vendors at farmers markets or events.)

**ON-SITE / PORCH PICKUP?**

Yes

**INSPECTION REQUIRED?**

Upon-complaint (GDA may inspect upon consumer complaint or reported foodborne illness.)

## Home kitchen rules

<b>HOME KITCHEN ALLOWED</b>	Yes — Georgia HB 398 (eff. July 1, 2025) dramatically expanded cottage food rules. No license or fee required. Complaint-based inspections only. Interstate sales now allowed. Wholesale, retail, online, and restaurant sales permitted. Food handler certification (specific course) required. Must label 'NOT MADE IN A STATE-INSPECTED FACILITY.' Under HB 398, counties may opt out of allowing third-party vendor sales but cannot otherwise directly regulate cottage food operators.
<b>SEPARATE DEDICATED KITCHEN</b>	No
<b>PET RESTRICTIONS</b>	No specific state prohibition, but pets should be excluded from food prep areas per good manufacturing practices.
<b>WATER SUPPLY</b>	Private water supply (well) requires annual coliform bacteria testing per state rules.
<b>HANDWASHING</b>	Adequate handwashing required per GDA cottage food guidelines.
<b>FOOD STORAGE</b>	All cottage food products must be stored to prevent contamination; non-TCS foods only.

## Inspection & permitting

<b>INSPECTION REQUIRED</b>	Upon-complaint — GDA may inspect upon consumer complaint or reported foodborne illness.
<b>HOME OCCUPATION PERMIT</b>	Varies — No county-specific cottage food overlay found. Fannin County may require a business license for commercial activity. Home occupation rules vary by zoning district under Fannin County’s zoning ordinance. Blue Ridge is the county seat and tourism hub; local registration may be required for cottage food vendors at farmers markets or events.
<b>LOCAL BUSINESS LICENSE</b>	Yes

### Customer-facing rules

ON-SITE CUSTOMER PICKUP	Yes
ON-SITE SIGNAGE	Conditional
DELIVERY / PICKUP RULES	Under HB 398, sales permitted via wholesale, retail, online, and direct. Delivery allowed. No geographic sales restriction within Georgia; interstate sales now permitted.
MAX EMPLOYEES IN HOME	Not specified by state law; local home occupation rules may limit non-resident employees.

### Relevant county code

Fannin County Zoning Ordinance (home occupation provisions); Fannin County Code of Ordinances

#### RESEARCH NOTES

Pattern county — no county-specific cottage food rules found. State baseline (GA HB 398, eff. July 1, 2025) governs. Georgia’s 2025 law significantly expanded cottage food rights. Under HB 398, cities/ counties may opt out of third-party vendor sales via ordinance but cannot impose broader cottage food regulations. Fannin County is a mountain tourism county (Blue Ridge); cottage food operators selling at local markets should verify any event-specific permitting with Fannin County Planning. No county-specific cottage food code identified in research.

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#### SOURCES VERIFIED AT RESEARCH TIME

<https://agr.georgia.gov/cottage-food-program>

<https://law.justia.com/codes/georgia/2020/title-26/chapter-2/>

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

## Bordering counties — cottage food law

Regulation	Fannin County	Dawson County	Gilmer County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No specific state prohibition, but pets should be excluded from food prep areas per good manufacturing practices.	Not specified in state law; products must not be contaminated	No specific state prohibition, but pets should be excluded from food prep areas per good manufacturing practices.
INSPECTION REQUIRED	Upon-complaint	Upon-complaint	Upon-complaint
ON-SITE CUSTOMER PICKUP	Yes	Yes	Yes
ON-SITE SIGNAGE	Conditional	Conditional	Conditional
DELIVERY / PICKUP	Under HB 398, sales permitted via wholesale, retail, online, and direct. Delivery allowed. No geographic sales restriction within Georgia; ...	Under HB 398 (eff. July 2025): direct-to-consumer sales, online sales, sales to retail stores, restaurants, and interstate sales are all pe...	Under HB 398, sales permitted via wholesale, retail, online, and direct. Delivery allowed. No geographic sales restriction within Georgia; ...
HOME OCCUPATION PERMIT	Varies	Conditional	Varies
LOCAL BUSINESS LICENSE	Yes	Varies	Yes
RESTRICTIONS	Georgia HB 398 (eff. July 1, 2025) dramatically expanded cottage food rules. No license or fee required. Complaint-based inspections only. ...	Must be produced in operator’s primary domestic residence home kitchen only. Secondary homes, vacation homes, or motor homes do not qualify...	Georgia HB 398 (eff. July 1, 2025) dramatically expanded cottage food rules. No license or fee required. Complaint-based inspections only. ...
FOOD STORAGE	All cottage food products must be stored to prevent contamination; non-TCS foods only.	Ingredients and finished products must be stored appropriately in the domestic residence	All cottage food products must be stored to prevent contamination; non-TCS foods only.
POPULATION	25,436	27,355	31,519

## State context — Georgia cottage food law

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

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<b>STATUTE</b> O.C.G.A. §26-2-470 et seq. (eff. July 2025); prior: GA R&R 40-7-19	<b>ANNUAL SALES CAP</b> —
<b>REGISTRATION REQUIRED</b> No	<b>FOOD HANDLER CERT</b> Yes (specific course)
<b>KITCHEN INSPECTION</b> Upon-complaint	<b>DIRECT SALES ONLY</b> No
<b>INDIRECT SALES</b> Yes — As of July 1, 2025 (HB 398), Georgia allows wholesale, online, retail store, restaurant, and mail-order sales; third-party sellers must display cottage food products separately and label the section as products from residential kitchens exempt from state inspection.	

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For the full state-level analysis including the verbatim statute text, see the [Georgia cottage food law report](#).

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### STATE-LEVEL REFERENCES

State statute: <https://law.justia.com/codes/georgia/2020/title-26/chapter-2/>

State dept cottage food page: <https://agr.georgia.gov/cottage-food-program>

Forrager.com: <https://forrager.com/law/georgia/>

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## Questions?

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

<https://crosodo.com/nb/georgia/fannin-county-discuss>

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