

COTTAGE FOOD LAW REPORT

Suffolk County

Massachusetts · Boston · FIPS 25025 · Population 785,443 ·
Crosodo Index #2724*

STATE BASELINE

105 CMR 590.009(D) (Massachusetts Residential Kitchen Permit)

STATE TIER

Okay

ANNUAL SALES CAP (STATE)

—

CONFIDENCE

MEDIUM

LAST VERIFIED

2026-05-05

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.

MASSACHUSETTS: SUFFOLK COUNTY

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Suffolk County

Population 785,443 · State baseline: 105 CMR 590.009(D) (Massachusetts Residential Kitchen Permit)

· MEDIUM

QUICK VIEW FOR BAKERS IN THIS COUNTY

HOME KITCHEN ALLOWED?

Yes (Suffolk County includes the City of Boston and three other cities (Chelsea, Revere, Winthrop). Each administers its own Board of Health. Boston previously did not allow residential kitchens but has since created ordinances permitting them. Kitchen inspection required before permit issuance.)

SEPARATE KITCHEN REQUIRED?

No

PETS ALLOWED?

Pets excluded from food preparation areas per Board of Health requirements

HOME OCCUPATION PERMIT?

Varies by city (City of Boston: Inspectional Services Department (617-635-5300) handles residential kitchen permits. Boston also has Home Occupation provisions in its Zoning Code (Article 2 definitions, Article 6 residential use). Chelsea, Revere, and Winthrop have separate Board of Health processes. County_govt_url in input is boston.gov (Boston is the dominant entity).)

ON-SITE / PORCH PICKUP?

Yes

INSPECTION REQUIRED?

Yes (Initial kitchen inspection required. Boston Inspectional Services Department administers food establishment permits.)

Home kitchen rules

HOME KITCHEN ALLOWED	Yes — Suffolk County includes the City of Boston and three other cities (Chelsea, Revere, Winthrop). Each administers its own Board of Health. Boston previously did not allow residential kitchens but has since created ordinances permitting them. Kitchen inspection required before permit issuance.
SEPARATE DEDICATED KITCHEN	No
PET RESTRICTIONS	Pets excluded from food preparation areas per Board of Health requirements
WATER SUPPLY	Potable water; municipal supply standard in Boston
HANDWASHING	Required as part of kitchen inspection compliance
FOOD STORAGE	Standard food storage per residential kitchen permit

Inspection & permitting

INSPECTION REQUIRED	Yes — Initial kitchen inspection required. Boston Inspectional Services Department administers food establishment permits.
HOME OCCUPATION PERMIT	Varies by city — City of Boston: Inspectional Services Department (617-635-5300) handles residential kitchen permits. Boston also has Home Occupation provisions in its Zoning Code (Article 2 definitions, Article 6 residential use). Chelsea, Revere, and Winthrop have separate Board of Health processes. County_govt_url in input is boston.gov (Boston is the dominant entity).
LOCAL BUSINESS LICENSE	Yes

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Yes
ON-SITE SIGNAGE	Conditional
DELIVERY / PICKUP RULES	Sales from home, events, farmers markets, and retail stores permitted. Mail order prohibited. Catering prohibited under residential kitchen permit.
MAX EMPLOYEES IN HOME	Unknown

Relevant county code

105 CMR 590.009(D); City of Boston Zoning Code and ISD regulations

RESEARCH NOTES

Suffolk County is dominated by the City of Boston. Massachusetts residential kitchen model requires initial kitchen inspection. Boston previously did not allow residential kitchens but changed that policy. The county_seat field is blank in input data — Boston is the shire town. Chelsea, Revere, and Winthrop are separate cities within the county. No county-level government with permit authority in Massachusetts.

SOURCES VERIFIED AT RESEARCH TIME

<https://www.boston.gov/departments/inspectional-services>

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<https://www.boston.gov>

<https://www.mass.gov/info-details/residential-kitchen-permit-information>

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

State context — Massachusetts cottage food law

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

STATUTE 105 CMR 590.009(D)	ANNUAL SALES CAP —
REGISTRATION REQUIRED Yes	FOOD HANDLER CERT Recommended
KITCHEN INSPECTION Yes	DIRECT SALES ONLY No
INDIRECT SALES	
Yes — Massachusetts residential kitchens are treated as food establishments, so permitted operators may sell at any venue within the state including restaurants and retail stores, without the wholesale restriction that most cottage food laws impose. Mail order and catering are prohibited. Local boards of health administer permits and may impose additional restrictions.	

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

STATE-LEVEL REFERENCES

State statute: <https://www.mass.gov/regulations/105-CMR-59000-state-sanitary-code-chapter-x>

State dept cottage food page: <https://www.mass.gov/info-details/residential-kitchen-permit-information>

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

Questions?

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

<https://crosodo.com/nb/massachusetts/suffolk-county-discuss>
