

COTTAGE FOOD LAW REPORT

Mason County

Michigan · Ludington · FIPS 26105 · Population 29,305 ·
Crosodo Index #869*

STATE BASELINE	STATE TIER	ANNUAL SALES CAP (STATE)	CONFIDENCE	LAST VERIFIED
MCL §289.4102	Great	50000	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.

MICHIGAN: MASON COUNTY

CROSODO INDEX #869* · FIPS 26105 · Ludington

Mason County

Population 29,305 · State baseline: MCL \$289,4102 · **MEDIUM**

QUICK VIEW FOR BAKERS IN THIS COUNTY

HOME KITCHEN ALLOWED?

Yes (Must be the kitchen of the operator’s primary domestic residence. Single-family home, apartment, condo, or rental home qualifies; second homes, vacation homes, and motor homes do not qualify if not primary residence. Products must be stored at primary residence. Non-potentially hazardous foods only. Annual sales cap \$50,000 (raised from \$25,000 by 2025 HB 4122, effective March 2026).)

SEPARATE KITCHEN REQUIRED?

No

PETS ALLOWED?

No specific state prohibition on pets; good manufacturing practices apply and pets should be excluded from food production areas during production.

HOME OCCUPATION PERMIT?

Varies (Michigan state law exempts cottage food operators from MDARD licensing and inspection but expressly requires operators to contact their local unit of government regarding local regulations. Mason County unincorporated areas governed by township zoning; City of Ludington has its own ordinances. Operators should verify with local township or city zoning office.)

ON-SITE / PORCH PICKUP?

Yes

INSPECTION REQUIRED?

No (No routine inspection under Michigan cottage food law. MDARD may investigate upon complaint or foodborne illness report.)

Home kitchen rules

HOME KITCHEN ALLOWED	Yes — Must be the kitchen of the operator’s primary domestic residence. Single-family home, apartment, condo, or rental home qualifies; second homes, vacation homes, and motor homes do not qualify if not primary residence. Products must be stored at primary residence. Non-potentially hazardous foods only. Annual sales cap \$50,000 (raised from \$25,000 by 2025 HB 4122, effective March 2026).
SEPARATE DEDICATED KITCHEN	No
PET RESTRICTIONS	No specific state prohibition on pets; good manufacturing practices apply and pets should be excluded from food production areas during production.
WATER SUPPLY	Potable water required; no specific county-level additional requirement identified for cottage food operations.
HANDWASHING	Standard handwashing required per good manufacturing practices; no state-mandated separate handwashing sink required for cottage food.
FOOD STORAGE	Shelf-stable, non-potentially hazardous foods only; must be stored at primary residence in a clean, pest-free area to prevent adulteration.

Inspection & permitting

INSPECTION REQUIRED	No — No routine inspection under Michigan cottage food law. MDARD may investigate upon complaint or foodborne illness report.
HOME OCCUPATION PERMIT	Varies — Michigan state law exempts cottage food operators from MDARD licensing and inspection but expressly requires operators to contact their local unit of government regarding local regulations. Mason County unincorporated areas governed by township zoning; City of Ludington has its own ordinances. Operators should verify with local township or city zoning office.
LOCAL BUSINESS LICENSE	Varies

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Yes
ON-SITE SIGNAGE	Conditional
DELIVERY / PICKUP RULES	Direct sales within Michigan only. Allowed venues include farmers markets, roadside stands, craft shows, and home pickup. Online/mail order and third-party delivery platform sales allowed per 2025 HB 4122 amendment (effective March 2026) provided direct consumer interaction occurs before or during the transaction.
MAX EMPLOYEES IN HOME	No state limit specified; cottage food law assumes operator and household members only; non-household employees not addressed.

Relevant county code

No county-level cottage food code section identified for Mason County. State: MCL §289.4102. Township and city zoning ordinances vary.

RESEARCH NOTES

No county-specific cottage food rules found for Mason County. Rules reflect Michigan state baseline under MCL §289.4102. Mason County is a rural west-central Lower Peninsula county (pop. ~29,300) on Lake Michigan with Ludington as its county seat. State law governs; no county health department cottage food override identified. Local township and city zoning for home occupations varies. 2025 HB 4122 raised annual sales cap to \$50,000 and authorized online/delivery sales effective March 2026.

SOURCES VERIFIED AT RESEARCH TIME

<https://www.michigan.gov/mdard/food-dairy/cottage-foods>

<https://www.legislature.mi.gov/Laws/MCL?objectName=MCL-289-4102>

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

State context — Michigan cottage food law

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

STATUTE	ANNUAL SALES CAP
MCL §289.4102	50000
REGISTRATION REQUIRED	FOOD HANDLER CERT
No	No
KITCHEN INSPECTION	DIRECT SALES ONLY
No	Yes

INDIRECT SALES

No — Sales through retail stores, restaurants, or wholesale are prohibited. Online sales, mail order, and third-party delivery platform sales (e.g., DoorDash) are allowed in-state only, but require the producer to offer the customer an opportunity to directly interact (face-to-face or virtually) before purchase. A separate \$75,000 cap applies if all products are priced at \$250 or more per item. Honey and maple syrup have a separate exemption permitting indirect retail sales up to \$15,000/year.

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

STATE-LEVEL REFERENCES

State statute: <https://www.legislature.mi.gov/Laws/MCL?objectName=MCL-289-4102>

State dept cottage food page: <https://www.michigan.gov/mdard/food-dairy/cottage-foods>

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

Questions?

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

<https://crosodo.com/nb/michigan/mason-county-discuss>
