COTTAGE FOOD LAW REPORT

Charleston County

South Carolina · Charleston · FIPS 45019 · Population 409,840 · Crosodo Index #1319*

STATE BASELINE	STATE TIER	ANNUAL SALES CAP (STATE)	CONFIDENCE	LAST VERIFIED
S.C. Code §44-1-145	Good	—	HIGH	2026-10-06

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.

How to start — 60-second path

Charleston County, South Carolina — permit, pickup, and label steps before the full county rules.

HOME KITCHEN ALLOWED?	STATE SALES CAP
Yes	—
HOME OCCUPATION PERMIT?	ON-SITE / PORCH PICKUP?
Yes	Yes
INSPECTION	PETS
No	No specific state restriction beyond standard food safety.

BEFORE YOU SELL FROM THIS ADDRESS

- [ ] **1. Menu** — Confirm each product under South Carolina cottage food rules (county cannot expand a state ban).
- [ ] **2. Pickup & zoning** — Home occupation and porch pickup cells above; HOA/lease may still block customer traffic.
- [ ] **3. Local tax / license** — Business license or sales tax certificate if your city/parish requires it (common even with no state food permit).
- [ ] **4. Training** — Food handler or state registration before market day.
- [ ] **5. Labels** — Disclaimer, allergens, ingredients, net quantity, producer info.
- [ ] **6. Call if unclear** — County health and planning for your exact address.

LABEL FIELDS TO INCLUDE

- [ ] Product name · producer name · address (or allowed alternative)
- [ ] Ingredients by weight · major allergens · net weight/quantity
- [ ] South Carolina home-kitchen disclaimer (see live label one-pager)

CONTINUE ONLINE

Open the live county page →

South Carolina label one-pager →

Print labels for your first market →

Local notes & questions →

Planning path only — not legal advice. Rules change. Always verify with state and local offices before selling.

SOUTH CAROLINA: CHARLESTON COUNTY

CROSODO INDEX #1319* · FIPS 45019 · Charleston

Charleston County

Population 409,840 · State baseline: S.C. Code §44-1-145 · HIGH

QUICK VIEW FOR BAKERS IN THIS COUNTY

HOME KITCHEN ALLOWED?

Yes (South Carolina cottage food law (S.C. Code §44-1-145) allows non-PHF foods produced in primary domestic residence without registration, permit, or inspection. 2022 amendment (Act No. 208) expanded to allow retail store/grocery store sales and online/mail order. No sales cap. Products must be labeled as produced in unlicensed home kitchen. PHF (potentially hazardous) foods prohibited. City of Charleston requires a Home Occupation permit for home-based businesses per Charleston Zoning Ordinance Sec. 54-211.)

SEPARATE KITCHEN REQUIRED?

No

PETS ALLOWED?

No specific state restriction beyond standard food safety.

HOME OCCUPATION PERMIT?

Yes (City of Charleston requires a Home Occupation permit (application at 2 George St, First Floor) per Zoning Ordinance Sec. 54-211. Home occupation must be incidental to residential use; no retail businesses or activities injurious to health/welfare; no external signage incompatible with residential character; limits on floor area and operations. The completed application constitutes zoning approval. For unincorporated Charleston County areas, county-level home occupation rules apply.)

ON-SITE / PORCH PICKUP?

Yes

INSPECTION REQUIRED?

No (No routine inspection. SC Department of Agriculture may investigate upon complaint.)

Home kitchen rules

HOME KITCHEN ALLOWED	Yes — South Carolina cottage food law (S.C. Code §44-1-145) allows non-PHF foods produced in primary domestic residence without registration, permit, or inspection. 2022 amendment (Act No. 208) expanded to allow retail store/grocery store sales and online/mail order. No sales cap. Products must be labeled as produced in unlicensed home kitchen. PHF (potentially hazardous) foods prohibited. City of Charleston requires a Home Occupation permit for home-based businesses per Charleston Zoning Ordinance Sec. 54-211.
SEPARATE DEDICATED KITCHEN	No
PET RESTRICTIONS	No specific state restriction beyond standard food safety.
WATER SUPPLY	No specific state requirement for cottage food operations.
HANDWASHING	Standard food safety practices.
FOOD STORAGE	Non-PHF shelf-stable products only.

Inspection & permitting

INSPECTION REQUIRED	No — No routine inspection. SC Department of Agriculture may investigate upon complaint.
LOCAL HEALTH / COUNTY REGISTRATION	No
HOME OCCUPATION PERMIT	Yes — City of Charleston requires a Home Occupation permit (application at 2 George St, First Floor) per Zoning Ordinance Sec. 54-211. Home occupation must be incidental to residential use; no retail businesses or activities injurious to health/welfare; no external signage incompatible with residential character; limits on floor area and operations. The completed application constitutes zoning approval. For unincorporated Charleston County areas, county-level home occupation rules apply.
LOCAL BUSINESS LICENSE	Yes

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Yes
ON-SITE SIGNAGE	No
DELIVERY / PICKUP RULES	Direct-to-consumer and indirect sales (retail stores, grocery stores) permitted since 2022. Online/mail order allowed. Home occupation rules may limit customer traffic to home.
MAX EMPLOYEES IN HOME	City of Charleston home occupation rules permit at most one non-resident employee.

Relevant county code

S.C. Code §44-1-145 (state cottage food); City of Charleston Zoning Ordinance Sec. 54-211 (home occupations).

RESEARCH NOTES

City of Charleston Home Occupation Application form confirmed from official civic plus (Charleston city) document. Charleston Zoning Ordinance Sec. 54-211 details confirmed. SC state cottage food law (S.C. Code §44-1-145) confirmed from state baseline. Home Occupation permit required — completed application constitutes zoning approval. No routine food inspection. SC Dept. of Agriculture (not DHEC since July 2024) administers cottage food program. Confidence high: both state law and city permit requirement confirmed from .gov/civic sources.

SOURCES VERIFIED AT RESEARCH TIME

https://www.charlestoncounty.gov/health
https://www.charlestoncounty.gov/planning
https://www.charlestoncounty.org
https://sc-charleston2.civicplus.com/DocumentCenter/View/36488
https://agriculture.sc.gov/programs-services/cottage-food-operations/
https://www.cityrulelookup.com/home-business/cottage-food/charleston-sc

Questions about this county? Local notes and a place to leave a question: crosodo.com/nb/south-carolina/charleston-county-discuss

Charleston County and nearby places

Regulation	Charleston County	Berkeley County	Dorchester County
HOME KITCHEN ALLOWED	**Yes**	Yes	Yes
SEPARATE DEDICATED KITCHEN	**No**	No	No
PETS ALLOWED	**No specific state restriction beyond standard food safety.**	Not specified in state statute	No specific state restriction on pets for cottage food operations.
INSPECTION REQUIRED	**No**	No	No
ON-SITE CUSTOMER PICKUP	**Yes**	Yes	Yes
ON-SITE SIGNAGE	**No**	Conditional	Conditional
DELIVERY / PICKUP	**Direct-to-consumer and indirect sales (retail stores, grocery stores) permitted since 2022. Online/mail order allowed. Home occupation rule...**	Direct and indirect sales allowed: at home, online, mail order (within SC), retail stores and grocery stores. No consignment or wholesale v...	Direct-to-consumer, online, mail-order, and indirect retail sales (grocery stores, retail stores) allowed under 2022 expansion. No geograph...
HOME OCCUPATION PERMIT	**Yes**	Conditional	Varies
LOCAL BUSINESS LICENSE	**Yes**	Varies	Varies
RESTRICTIONS	**South Carolina cottage food law (S.C. Code §44-1-145) allows non-PHF foods produced in primary domestic residence without registration, per...**	Non-potentially hazardous foods from primary domestic residence kitchen. No registration required (no fee or ID number needed unless earnin...	South Carolina allows cottage food from the kitchen of a primary domestic residence. No registration, permit, or inspection required. 2022 ...
FOOD STORAGE	**Non-PHF shelf-stable products only.**	Non-TCS shelf-stable foods; pH >5.6 presumed potentially hazardous; pH >4.6 acidified foods presumed PHF unless product assessment conducted	Non-potentially hazardous foods only. Products must be stored safely.
POPULATION	**409,840**	231,419	162,139

State context — South Carolina cottage food law

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

STATUTE
S.C. Code §44-1-145

REGISTRATION REQUIRED
No

KITCHEN INSPECTION
No

INDIRECT SALES
Yes — Since the 2022 amendment, home-based food operations may sell to retail stores and grocery stores in addition to direct-to-consumer sales including online and mail order. Retail stores that sell home-based food products must post clearly visible signage indicating the products are not subject to commercial food regulations.

ANNUAL SALES CAP
—

FOOD HANDLER CERT
No

DIRECT SALES ONLY
No

For the full state-level analysis including the verbatim statute text, see the **South Carolina cottage food law report** on Crosodo, or open the live guide: crosodo.com/states/south-carolina.

STATE-LEVEL REFERENCES

State statute: https://www.scstatehouse.gov/code/t44c001.php

State dept cottage food page: https://agriculture.sc.gov/programs-services/cottage-food-operations/

Forrager.com: https://forrager.com/law/south-carolina/

Questions about Charleston County? Local notes and a place to leave a question are on Crosodo. We monitor new threads — start with zoning, permits, or porch pickup.

crosodo.com/nb/south-carolina/charleston-county-discuss

RESEARCH NOTES

Baker's Notes

Research notes, not a state ruling. Baker talk is what people discuss. Official pages are cited separately. Confirm before you sell.

Sell to stores (next level)

Cottage / home-kitchen exemptions are usually direct-to-consumer and not for resale into stores. Selling into retail stores typically requires a state manufactured-food (or equivalent) permit and an inspected production kitchen, plus local zoning and business licensing.

This county: We have not collected local store-shelf notes for this place yet.

Confirm with the state food agency and local planning / commissioner offices before you sell into stores. Not legal advice.

Classifieds

Resources for cottage food & home bakers · crosodo.com/advertise

NATIONAL

SUPPLIES

Advertise here — Supplies
Reach home bakers across the country. crosodo.com/advertise

COURSES

Advertise here — Courses
Reach home bakers across the country. crosodo.com/advertise

INSURANCE

Advertise here — Insurance
Reach home bakers across the country. crosodo.com/advertise

LOCAL

Advertise here
Reach home bakers in Charleston County, South Carolina. Supply stores, farmers markets, kitchen rentals, and bakery services welcome.
crosodo.com/advertise

Your business here
Local cottage food listings, kitchen rentals, co-packer referrals, and community events — post yours on Crosodo.
crosodo.com/nb/south-carolina/charleston-county-discuss

Free ad space available
Let us know if you're a non-profit or community organization. Farmers markets, kitchen rentals, and cottage food events near you welcome.

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