

## COTTAGE FOOD LAW REPORT

# San Jacinto County

Texas · Coldspring · FIPS 48407 · Population 29,326 ·  
Crosodo Index #116\*

## STATE BASELINE

Tex. Health & Safety §437.001 et seq.

## STATE TIER

Great

## ANNUAL SALES CAP (STATE)

150000

## 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.

TEXAS: SAN JACINTO COUNTY

CROSODO INDEX #116\* · FIPS 48407 · Coldspring

# San Jacinto County

Population 29,326 · State baseline: Tex. Health & Safety §437.001 et seq. · **MEDIUM**

## QUICK VIEW FOR BAKERS IN THIS COUNTY

**HOME KITCHEN ALLOWED?**

Yes (Texas cottage food law (SB 541, effective Sept 1 2025) allows sale of nearly all non-TCS foods plus TCS foods directly to consumers. Annual gross income cap \$150,000 (CPI-indexed). No permit, license, or inspection fee may be required by any local or county authority. San Jacinto County is a rural East Texas county with no county zoning code; state law governs.)

**SEPARATE KITCHEN REQUIRED?**

No

**PETS ALLOWED?**

No specific pet restriction in state cottage food law.

**HOME OCCUPATION PERMIT?**

No (Texas law explicitly prohibits local health departments and county governments from requiring cottage food producers to obtain any license, permit, or pay any fee. San Jacinto County has no county zoning ordinance for unincorporated areas.)

**ON-SITE / PORCH PICKUP?**

Yes

**INSPECTION REQUIRED?**

No (No routine inspection. DSHS or local health authority may act only to prevent an immediate and serious threat to human life or health.)

## Home kitchen rules

<b>HOME KITCHEN ALLOWED</b>	Yes — Texas cottage food law (SB 541, effective Sept 1 2025) allows sale of nearly all non-TCS foods plus TCS foods directly to consumers. Annual gross income cap \$150,000 (CPI-indexed). No permit, license, or inspection fee may be required by any local or county authority. San Jacinto County is a rural East Texas county with no county zoning code; state law governs.
<b>SEPARATE DEDICATED KITCHEN</b>	No
<b>PET RESTRICTIONS</b>	No specific pet restriction in state cottage food law.
<b>WATER SUPPLY</b>	No specific state cottage food water testing requirement.
<b>HANDWASHING</b>	No specific state cottage food handwashing mandate beyond food safety education requirement.
<b>FOOD STORAGE</b>	Non-TCS foods unrestricted; TCS foods must be held at proper temperatures (≤41°F or ≥135°F).

## Inspection & permitting

<b>INSPECTION REQUIRED</b>	No — No routine inspection. DSHS or local health authority may act only to prevent an immediate and serious threat to human life or health.
<b>HOME OCCUPATION PERMIT</b>	No — Texas law explicitly prohibits local health departments and county governments from requiring cottage food producers to obtain any license, permit, or pay any fee. San Jacinto County has no county zoning ordinance for unincorporated areas.
<b>LOCAL BUSINESS LICENSE</b>	No

### Customer-facing rules

ON-SITE CUSTOMER PICKUP	Yes
ON-SITE SIGNAGE	Yes
DELIVERY / PICKUP RULES	Direct-to-consumer sales anywhere in Texas including home pickup, farmers markets, events, and online (with personal delivery). Non-TCS foods may be sold wholesale through registered cottage food vendors. No interstate shipping.
MAX EMPLOYEES IN HOME	Not specified in state statute.

### Relevant county code

No county zoning ordinance identified for unincorporated San Jacinto County. State law preempts local cottage food regulation.

#### RESEARCH NOTES

San Jacinto County is a rural East Texas county (county seat Coldspring) north of Houston near Lake Livingston. No county zoning authority outside incorporated municipalities. Defaulted to state baseline.

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#### SOURCES VERIFIED AT RESEARCH TIME

<https://www.dshs.texas.gov/retail-food-establishments/texas-cottage-food-production>

<https://statutes.capitol.texas.gov/Docs/HS/htm/HS.437.htm>

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

## Bordering counties — cottage food law

Regulation	San Jacinto County	Trinity County	Liberty County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No specific pet restriction in state cottage food law.	No specific pet restriction in state cottage food law.	No specific restriction under Texas cottage food law.
INSPECTION REQUIRED	No	No	No
ON-SITE CUSTOMER PICKUP	Yes	Yes	Yes
ON-SITE SIGNAGE	Yes	Yes	Conditional
DELIVERY / PICKUP	Direct-to-consumer sales anywhere in Texas including home pickup, farmers markets, events, and online (with personal delivery). Non-TCS foo...	Direct-to-consumer sales anywhere in Texas including home pickup, farmers markets, events, and online (with personal delivery). Non-TCS foo...	Direct and indirect sales allowed. Online, home delivery, farmers markets, events, retail stores all permitted. Internet sales expressly al...
HOME OCCUPATION PERMIT	No	No	Varies
LOCAL BUSINESS LICENSE	No	No	Varies
RESTRICTIONS	Texas cottage food law (SB 541, effective Sept 1 2025) allows sale of nearly all non-TCS foods plus TCS foods directly to consumers. Annual...	Texas cottage food law (SB 541, effective Sept 1 2025) allows sale of nearly all non-TCS foods plus TCS foods directly to consumers. Annual...	Texas cottage food law: no registration, no permit, no inspection required. Annual gross sales cap \$150,000 (SB 541, 2025). Allowed: all no...
FOOD STORAGE	Non-TCS foods unrestricted; TCS foods must be held at proper temperatures ( $\leq 41^{\circ}\text{F}$ or $\geq 135^{\circ}\text{F}$ ).	Non-TCS foods unrestricted; TCS foods must be held at proper temperatures ( $\leq 41^{\circ}\text{F}$ or $\geq 135^{\circ}\text{F}$ ).	Non-TCS foods only; must be labeled.
POPULATION	27,666	13,735	93,523

## State context — Texas cottage food law

San Jacinto County’s rules sit on top of Texas’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>	<b>ANNUAL SALES CAP</b>
Tex. Health & Safety §437.001 et seq.	150000
<b>REGISTRATION REQUIRED</b>	<b>FOOD HANDLER CERT</b>
No	No
<b>KITCHEN INSPECTION</b>	<b>DIRECT SALES ONLY</b>
No	No

**INDIRECT SALES**  
 Limited (see notes) — Sales must be made directly to consumers or to a 'cottage food vendor' (a new category created by SB 541 in 2025 – a person with a contractual relationship who sells on behalf of the cottage food operation to consumers in-state). Cottage food products may not be sold as ingredients to a food service establishment. No retail grocery store or wholesale sales permitted under the pre-2025 framework; SB 541 (2025) adds the cottage food vendor intermediary option. Products must be delivered to consumer or vendor at point of sale or consumer-designated location.

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

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### STATE-LEVEL REFERENCES

- State statute: <https://statutes.capitol.texas.gov/Docs/HS/htm/HS.437.htm>
  - State dept cottage food page: <https://www.dshs.texas.gov/food-establishments/cottage-food-production-operations>
  - Forrager.com: <https://forrager.com/law/texas/>
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## Questions?

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

**<https://crosodo.com/nb/texas/san-jacinto-county-discuss>**

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