

COTTAGE FOOD LAW REPORT

Van Zandt County

Texas · Canton · FIPS 48467 · Population 60,053 · Crosodo Index #1061*

STATE BASELINE

Tex. Health & Safety §437.001 et seq.

STATE TIER

Great

ANNUAL SALES CAP (STATE)

150000

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.

TEXAS: VAN ZANDT COUNTY

CROSODO INDEX #1061* · FIPS 48467 · Canton

Van Zandt County

Population 60,053 · 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 is highly permissive. No registration, no license, no inspection required. \$150,000 annual gross income cap (raised by SB 541, 2025). Almost all non-TCS foods allowed. No local health department inspection authority.)

SEPARATE KITCHEN REQUIRED?

No

PETS ALLOWED?

No specific pet restriction in state cottage food law.

HOME OCCUPATION PERMIT?

Varies (Van Zandt County is largely unincorporated; county zoning is limited in Texas. City of Canton may have home occupation rules within city limits. Operators in unincorporated areas generally face minimal local restrictions.)

ON-SITE / PORCH PICKUP?

Yes

INSPECTION REQUIRED?

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

Home kitchen rules

HOME KITCHEN ALLOWED	Yes — Texas cottage food law is highly permissive. No registration, no license, no inspection required. \$150,000 annual gross income cap (raised by SB 541, 2025). Almost all non-TCS foods allowed. No local health department inspection authority.
SEPARATE DEDICATED KITCHEN	No
PET RESTRICTIONS	No specific pet restriction in state cottage food law.
WATER SUPPLY	No specific state cottage food water supply requirement.
HANDWASHING	No specific state cottage food handwashing mandate.
FOOD STORAGE	Non-TCS, non-refrigerated products required.

Inspection & permitting

INSPECTION REQUIRED	No — DSHS or local health authority may only act to prevent an immediate and serious threat to human life or health; no routine or complaint inspection authority.
HOME OCCUPATION PERMIT	Varies — Van Zandt County is largely unincorporated; county zoning is limited in Texas. City of Canton may have home occupation rules within city limits. Operators in unincorporated areas generally face minimal local restrictions.
LOCAL BUSINESS LICENSE	Varies

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Yes
ON-SITE SIGNAGE	Yes
DELIVERY / PICKUP RULES	Almost all channels permitted including direct to consumer, indirect sales, farmers markets, online, delivery, and through a 'cottage food vendor' intermediary (SB 541, 2025). No wholesale to restaurants or distributors.
MAX EMPLOYEES IN HOME	Not specified in state statute.

Relevant county code

Van Zandt County has no specific cottage food county code; state preemption limits local health authority.

RESEARCH NOTES

No county-specific cottage food ordinance found for Van Zandt County. Texas cottage food law (Tex. Health & Safety §437.001 et seq.) applies with one of the highest annual caps (\$150,000 per SB 541, 2025) and broadest food lists in the nation. Van Zandt County is a rural East Texas county; unincorporated areas have minimal local restrictions. Prohibited items include meat, poultry, seafood, ice/ice cream products, CBD/THC foods, and raw milk.

SOURCES VERIFIED AT RESEARCH TIME

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

<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/van-zandt-county-discuss>

Bordering counties — cottage food law

Regulation	Van Zandt County	Henderson County	Hunt 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 statutory restriction.	No specific state restriction in the cottage food statute.
INSPECTION REQUIRED	No	No	No
ON-SITE CUSTOMER PICKUP	Yes	Yes	Yes
ON-SITE SIGNAGE	Yes	Conditional	Conditional
DELIVERY / PICKUP	Almost all channels permitted including direct to consumer, indirect sales, farmers markets, online, delivery, and through a 'cottage food ...	All direct and indirect sales permitted within Texas framework.	Most direct-to-consumer and indirect sales channels permitted. \$150,000 annual cap. Online and mail-order sales permitted. Sales to retaile...
HOME OCCUPATION PERMIT	Varies	Varies	Conditional
LOCAL BUSINESS LICENSE	Varies	Varies	Varies
RESTRICTIONS	Texas cottage food law is highly permissive. No registration, no license, no inspection required. \$150,000 annual gross income cap (raised ...	Texas cottage food: no registration, permit, or inspection required. Home kitchen production. Annual gross income cap \$150,000 (SB 541, 202...	Texas allows almost all non-TCS foods. Annual sales cap of \$150,000 (raised by SB 541, 2025). No registration, permit, or inspection requir...
FOOD STORAGE	Non-TCS, non-refrigerated products required.	No specific statutory requirement.	Non-TCS foods only. Prohibited: meat, poultry, seafood, ice/ice products (shaved ice, ice cream, frozen custard, popsicles, gelato), low-ac...
POPULATION	60,053	82,627	101,596

State context — Texas cottage food law

Van Zandt 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.

STATUTE	ANNUAL SALES CAP
Tex. Health & Safety §437.001 et seq.	150000
REGISTRATION REQUIRED	FOOD HANDLER CERT
No	No
KITCHEN INSPECTION	DIRECT SALES ONLY
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.

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

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 Van Zandt County's specific zoning rules, permits, and what other home bakers are seeing locally.

<https://crosodo.com/nb/texas/van-zandt-county-discuss>
