

COTTAGE FOOD LAW REPORT

Washington County

Vermont · Montpelier · FIPS 50023 · Population 59,768 ·
Crosodo Index #2789*

STATE BASELINE

18 V.S.A. §4351; Act 42 (2025) cottage food operator exemption

STATE TIER

Okay

ANNUAL SALES CAP (STATE)

30000

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.

VERMONT: WASHINGTON COUNTY

CROSODO INDEX #2789* · FIPS 50023 · Montpelier

Washington County

Population 59,768 · State baseline: 18 V.S.A. §4351; Act 42 (2025) cottage food operator exemption ·

MEDIUM

QUICK VIEW FOR BAKERS IN THIS COUNTY

HOME KITCHEN ALLOWED?

Yes (Vermont Act 42 (2025) raised the cottage food operator exemption to \$30,000 gross annual receipts. Non-potentially hazardous foods only. Annual attestation plus food safety training required. Registration required. Direct sales to consumers only.)

SEPARATE KITCHEN REQUIRED?

No

PETS ALLOWED?

No specific pet restriction in state cottage food rules.

HOME OCCUPATION PERMIT?

Varies (Vermont municipalities (towns) control zoning. Washington County operators should check with the City of Montpelier or their local town zoning administrator. Vermont has strong local land use control.)

ON-SITE / PORCH PICKUP?

Conditional

INSPECTION REQUIRED?

Upon-complaint (Vermont Department of Health may inspect upon complaint; no routine inspection.)

Home kitchen rules

HOME KITCHEN ALLOWED	Yes — Vermont Act 42 (2025) raised the cottage food operator exemption to \$30,000 gross annual receipts. Non-potentially hazardous foods only. Annual attestation plus food safety training required. Registration required. Direct sales to consumers only.
SEPARATE DEDICATED KITCHEN	No
PET RESTRICTIONS	No specific pet restriction in state cottage food rules.
WATER SUPPLY	No specific state cottage food water testing requirement for cottage food operators.
HANDWASHING	Food safety training covers hygiene; no specific standalone handwashing mandate.
FOOD STORAGE	Non-TCS, shelf-stable products required.

Inspection & permitting

INSPECTION REQUIRED	Upon-complaint — Vermont Department of Health may inspect upon complaint; no routine inspection.
HOME OCCUPATION PERMIT	Varies — Vermont municipalities (towns) control zoning. Washington County operators should check with the City of Montpelier or their local town zoning administrator. Vermont has strong local land use control.
LOCAL BUSINESS LICENSE	Varies

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Conditional
ON-SITE SIGNAGE	Conditional
DELIVERY / PICKUP RULES	Direct sales to consumers only. No sales to restaurants or licensed food establishments. Farmers markets, home pickup, events permitted.
MAX EMPLOYEES IN HOME	Not specified in state law.

Relevant county code

Vermont municipalities control zoning; check City of Montpelier or local town zoning bylaws.

RESEARCH NOTES

No county-specific cottage food ordinance found for Washington County, VT (county seat is Montpelier, the state capital). The Vermont Department of Health administers cottage food (not Agency of Agriculture). Act 42 (2025) raised the cap from \$10,000 to \$30,000. Montpelier is a small city with its own local regulations; operators should verify zoning compliance.

SOURCES VERIFIED AT RESEARCH TIME

<https://www.healthvermont.gov/environment/food-lodging-program/home-based-food-licenses-and-exemptions>

<https://legislature.vermont.gov/statutes/section/18/085/04351>

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

Bordering counties — cottage food law

Regulation	Washington County	Chittenden County	Addison County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No specific pet restriction in state cottage food rules.	No explicit state restriction; food safety training requirements apply.	No explicit statutory pet restriction under the cottage food exemption. Good hygiene practices recommended.
INSPECTION REQUIRED	Upon-complaint	Upon-complaint	Conditional
ON-SITE CUSTOMER PICKUP	Conditional	Yes	Conditional
ON-SITE SIGNAGE	Conditional	Conditional	Conditional
DELIVERY / PICKUP	Direct sales to consumers only. No sales to restaurants or licensed food establishments. Farmers markets, home pickup, events permitted.	Direct sales from home, farmers markets, and similar venues. Cannot sell to restaurants or licensed food establishments under cottage food ...	Vermont cottage food exemption: direct sales only. In-person sales, farmers markets, and farm stands are permitted. Online sales with local...
HOME OCCUPATION PERMIT	Varies	Yes	Conditional
LOCAL BUSINESS LICENSE	Varies	Varies	Conditional
RESTRICTIONS	Vermont Act 42 (2025) raised the cottage food operator exemption to \$30,000 gross annual receipts. Non-potentially hazardous foods only. An...	Cottage food operator exemption (Act 42, 2025): gross annual receipts ≤\$30,000, production in home kitchen of private residential dwelling ...	Vermont state cottage food operator exemption (Act 42, 2025; 18 V.S.A. §4351) applies. Cottage food operators with gross annual sales at or...
FOOD STORAGE	Non-TCS, shelf-stable products required.	Shelf-stable non-PHF foods stored appropriately.	Proper storage per standard Vermont food manufacturing requirements. Cottage foods must not require refrigeration or temperature control fo...
POPULATION	59,768	168,309	37,434

State context — Vermont cottage food law

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

STATUTE	ANNUAL SALES CAP
18 V.S.A. §4351; Act 42 (2025) cottage food operator exemption	30000
REGISTRATION REQUIRED	FOOD HANDLER CERT
Yes	No
KITCHEN INSPECTION	DIRECT SALES ONLY
Upon-complaint	Yes
INDIRECT SALES	
No — Food made under a license exemption cannot be sold to restaurants or other licensed food establishments. Sales must be direct to final consumers. Exempt producers must file an annual attestation with the Vermont Department of Health by January 15 each year and complete online food safety training.	

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

STATE-LEVEL REFERENCES

State statute: <https://legislature.vermont.gov/statutes/section/18/085/04351>

State dept cottage food page: <https://www.healthvermont.gov/environment/food-lodging-program/home-based-food-licenses-and-exemptions>

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

Questions?

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

<https://crosodo.com/nb/vermont/washington-county-discuss>
