

COTTAGE FOOD LAW REPORT

# Windham County

Vermont · Newfane · FIPS 50025 · Population 45,627 ·  
Crosodo Index #2288\*

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

2026-05-06

**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.

VERMONT: WINDHAM COUNTY

CROSODO INDEX #2288\* · FIPS 50025 · Newfane

# Windham County

Population 45,627 · 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 state cottage food operator exemption (Act 42, 2025; 18 V.S.A. §4351) applies. Gross annual sales must be \$30,000 or less. Vermont counties have no county-level government and do not administer zoning. Windham County is in southeast Vermont (Brattleboro area). Zoning is municipal (town-level). Producers must contact their individual town or village zoning office for home occupation compliance.)

**SEPARATE KITCHEN REQUIRED?**

No

**PETS ALLOWED?**

No explicit statutory pet restriction under the cottage food exemption.

**HOME OCCUPATION PERMIT?**

Conditional (Vermont counties have no county government and no county zoning. Producers in Windham County must contact their specific town or village planning/zoning office (e.g., Town of Brattleboro, Town of Newfane) for home occupation requirements.)

**ON-SITE / PORCH PICKUP?**

Conditional

**INSPECTION REQUIRED?**

Conditional (Complaint-based; Vermont Department of Health may inspect upon complaint.)

### Home kitchen rules

<b>HOME KITCHEN ALLOWED</b>	Yes — Vermont state cottage food operator exemption (Act 42, 2025; 18 V.S.A. §4351) applies. Gross annual sales must be \$30,000 or less. Vermont counties have no county-level government and do not administer zoning. Windham County is in southeast Vermont (Brattleboro area). Zoning is municipal (town-level). Producers must contact their individual town or village zoning office for home occupation compliance.
<b>SEPARATE DEDICATED KITCHEN</b>	No
<b>PET RESTRICTIONS</b>	No explicit statutory pet restriction under the cottage food exemption.
<b>WATER SUPPLY</b>	No water testing requirement stated under the cottage food exemption.
<b>HANDWASHING</b>	Standard food safety practices required under Vermont manufactured food rules.
<b>FOOD STORAGE</b>	Proper storage; cottage foods must not require refrigeration or temperature control for safety.

### Inspection & permitting

<b>INSPECTION REQUIRED</b>	Conditional — Complaint-based; Vermont Department of Health may inspect upon complaint.
<b>HOME OCCUPATION PERMIT</b>	Conditional — Vermont counties have no county government and no county zoning. Producers in Windham County must contact their specific town or village planning/zoning office (e.g., Town of Brattleboro, Town of Newfane) for home occupation requirements.
<b>LOCAL BUSINESS LICENSE</b>	Conditional

### Customer-facing rules

ON-SITE CUSTOMER PICKUP	Conditional
ON-SITE SIGNAGE	Conditional
DELIVERY / PICKUP RULES	Vermont cottage food exemption: direct sales only. Farmers markets and farm stands permitted. No indirect/wholesale sales under the exemption.
MAX EMPLOYEES IN HOME	Vermont cottage food rules do not specify employee limits. Production must occur in the operator's private residential dwelling.

### Relevant county code

18 V.S.A. §4351; Act 42 (2025) cottage food operator exemption; individual town zoning bylaws (varies by municipality)

#### RESEARCH NOTES

Vermont counties have no county government structure. Windham County is in southeast Vermont. All zoning at municipal level. State baseline for Vermont applies. Medium confidence.

#### SOURCES VERIFIED AT RESEARCH TIME

<https://healthvermont.gov/health-environment/food-lodging/home-based-food-establishments>

<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/windham-county-discuss>

## State context — Vermont cottage food law

Windham 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.

<b>STATUTE</b>	<b>ANNUAL SALES CAP</b>
18 V.S.A. §4351; Act 42 (2025) cottage food operator exemption	30000
<b>REGISTRATION REQUIRED</b>	<b>FOOD HANDLER CERT</b>
Yes	No
<b>KITCHEN INSPECTION</b>	<b>DIRECT SALES ONLY</b>
Upon-complaint	Yes
<b>INDIRECT SALES</b>	
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 Windham County's specific zoning rules, permits, and what other home bakers are seeing locally.

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

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