COTTAGE FOOD LAW REPORT

Buena Vista city

Virginia · Buena Vista · FIPS 51530 · Population 6,581 ·
Crosodo Index #2054*

STATE BASELINE	STATE TIER	ANNUAL SALES CAP (STATE)	CONFIDENCE	LAST VERIFIED
Va. Code §3.2-5130	Good	Tiered	MEDIUM	2026-10-21

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

Buena Vista city, Virginia — permit, pickup, and label steps before the full county rules.

HOME KITCHEN ALLOWED?	Yes
STATE SALES CAP	Tiered
HOME OCCUPATION PERMIT?	Yes
ON-SITE / PORCH PICKUP?	Conditional
INSPECTION	No
PETS	No specific pet restriction in state cottage food law.

BEFORE YOU SELL FROM THIS ADDRESS

- [ ] **1. Menu** — Confirm each product under Virginia 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
- [ ] Virginia home-kitchen disclaimer (see live label one-pager)

CONTINUE ONLINE

Open the live county page →

Virginia label one-pager →

Print labels for your first market →

Local notes & questions →

COTTAGE EXEMPTION AND HFPO

Cottage exemption is the Crosodo default for this FIPS. The exemption is not a certification. VDACS does not issue a cottage certificate. HFPO is inspection + permit + $40 annual fee. Fairfax County HBB / porch pickup and Fairfax City MHO are local, not HFPO. Read the distinction.

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

VIRGINIA FOOD-LAW LAYER

Cottage exemption and HFPO

Crosodo year one follows the home cottage exemption in Va. Code § 3.2-5130. That exemption is not a certification. VDACS does not issue a cottage certificate. A Home Food Processing Operation (HFPO) is a different path: inspection, permit, and a $40 annual fee on the official application.

Local zoning, HBB, MHO, BPOL, and market insurance are separate papers. A market can require insurance without a state cottage certificate. Fairfax County porch pickup and HBB, and Fairfax City MHO, are local rules. They are not HFPO.

The current Code and the VDACS Home Food Exemptions FAQ (REV JUL 2026) allow internet and phone sales and in-state delivery or mail. Buyers stay in the Commonwealth. Process-authority work: Virginia Tech FPTAN. Not legal advice. Confirm with VDACS (foodsafety@vdacs.virginia.gov / 804-786-3520) and the market.

Journal: crosodo.com/blog/virginia-cottage-baker-vs-hfpo · VDACS kitchens: vdacs.virginia.gov kitchen businesses

VIRGINIA: BUENA VISTA CITY

CROSODO INDEX #2054* · FIPS 51530 · Buena Vista

Buena Vista city

Population 6,581 · State baseline: Va. Code §3.2-5130 · MEDIUM

QUICK VIEW FOR BAKERS IN THIS COUNTY

HOME KITCHEN ALLOWED?

Yes (Va. Code §3.2-5130 provides the home kitchen food processing exemption. No permit, registration, or inspection required at the state level. Local ordinances are NOT preempted — cities and counties may impose additional requirements. Many Virginia localities require a general business license ($30–$100/yr). Sales allowed only at the producer's home or at farmers markets/temporary events (≤14 days). Online sales prohibited (advertising allowed but no e-commerce transactions). Required label: producer name, physical address, phone, processing date, and 'NOT FOR RESALE — PROCESSED AND PREPARED WITHOUT STATE INSPECTION'.)

SEPARATE KITCHEN REQUIRED?

No

PETS ALLOWED?

No specific pet restriction in state cottage food law.

HOME OCCUPATION PERMIT?

Yes (Buena Vista city is subject to Virginia cottage food law (Va. Code §3.2-5130), which requires no state permit, registration, or inspection. Virginia does NOT preempt local ordinances — cities and counties may impose additional requirements. Many Virginia localities require a general business license ($30–$100/yr). Buena Vista is a small independent city in the Shenandoah Valley near Lexington. Virginia cottage food law is not preempted locally — contact Buena Vista City Hall for any local business license or home occupation permit requirements.)

ON-SITE / PORCH PICKUP?

Conditional

INSPECTION REQUIRED?

No (No routine inspection required at state level.)

Home kitchen rules

HOME KITCHEN ALLOWED	Yes — Va. Code §3.2-5130 provides the home kitchen food processing exemption. No permit, registration, or inspection required at the state level. Local ordinances are NOT preempted — cities and counties may impose additional requirements. Many Virginia localities require a general business license ($30–$100/yr). Sales allowed only at the producer's home or at farmers markets/temporary events (≤14 days). Online sales prohibited (advertising allowed but no e-commerce transactions). Required label: producer name, physical address, phone, processing date, and 'NOT FOR RESALE — PROCESSED AND PREPARED WITHOUT STATE INSPECTION'.
SEPARATE DEDICATED KITCHEN	No
PET RESTRICTIONS	No specific pet restriction in state cottage food law.
WATER SUPPLY	No specific state cottage food water testing requirement.
HANDWASHING	No specific state cottage food handwashing mandate beyond general food safety practice.
FOOD STORAGE	Non-potentially hazardous (non-TCS), shelf-stable foods only.

Inspection & permitting

INSPECTION REQUIRED	No — No routine inspection required at state level.
LOCAL HEALTH / COUNTY REGISTRATION	No
HOME OCCUPATION PERMIT	Yes — Buena Vista city is subject to Virginia cottage food law (Va. Code §3.2-5130), which requires no state permit, registration, or inspection. Virginia does NOT preempt local ordinances — cities and counties may impose additional requirements. Many Virginia localities require a general business license ($30–$100/yr). Buena Vista is a small independent city in the Shenandoah Valley near Lexington. Virginia cottage food law is not preempted locally — contact Buena Vista City Hall for any local business license or home occupation permit requirements.
LOCAL BUSINESS LICENSE	Conditional

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Conditional
ON-SITE SIGNAGE	Conditional
DELIVERY / PICKUP RULES	Sales allowed only at the producer's home or at farmers markets and temporary events (events capped at 14 consecutive days). No online sales, mail order, wholesale, or retail sales. No shipping.
MAX EMPLOYEES IN HOME	Not specified in state statute.

Relevant county code

Va. Code §3.2-5130 (Home Kitchen Food Processing Exemptions); local ordinances not preempted — verify local business license requirements.

RESEARCH NOTES

State baseline applied. Good tier state. Allowed foods: Non-TCS shelf-stable foods including candies, jams/jellies, dried fruits, dry herbs, dry seasonings, dry mixtures, nuts, vinegars, popcorn, cotton candy, dried pasta, dry baking mixes, roasted coffee, dried tea, cereals, trail mixes, granola, and baked goods not requiring temperature control. Pickles/acidified vegetables (equilibrium pH 4.6 or lower) subject to a separate annual cap. Prohibited: TCS (time/temperature control for safety) foods are prohibited. Products cannot be sold online, via mail order, to retailers, or for resale.

SOURCES VERIFIED AT RESEARCH TIME

https://www.vdacs.virginia.gov/food-information-for-vendors-and-businesses-home-food-processors.shtml

https://law.lis.virginia.gov/vacode/3.2-5130/

Questions about this county? Local notes and a place to leave a question: crosodo.com/nb/virginia/buena-vista-city-discuss

Buena Vista city and nearby places

Regulation	Buena Vista city	Rockbridge County	Lexington city
HOME KITCHEN ALLOWED	**Yes**	Yes	Yes
SEPARATE DEDICATED KITCHEN	**No**	No	No
PETS ALLOWED	**No specific pet restriction in state cottage food law.**	VDACS home food processing permit pathway requires pets excluded from food prep, storage, packaging, and equipment cleaning areas at all ti…	No specific state cottage food pet restriction.
INSPECTION REQUIRED	**No**	No	No
ON-SITE CUSTOMER PICKUP	**Conditional**	Conditional	Conditional
ON-SITE SIGNAGE	**Conditional**	Conditional	Conditional
DELIVERY / PICKUP	**Sales allowed only at the producer's home or at farmers markets and temporary events (events capped at 14 consecutive days). No online sale…**	Virginia cottage food exemption: direct sales only. Home pickup and local delivery permitted for non-TCS shelf-stable items. Online sales a…	Direct sales only at home, farmers markets, or temporary events (up to 14 consecutive days). No online ordering, no shipping, no wholesale.
HOME OCCUPATION PERMIT	**Yes**	Conditional	Yes
LOCAL BUSINESS LICENSE	**Conditional**	Conditional	Conditional
RESTRICTIONS	**Va. Code §3.2-5130 provides the home kitchen food processing exemption. No permit, registration, or inspection required at the state level.…**	Virginia state cottage food exemption (Va. Code §3.2-5130) applies. Rockbridge County is a rural Shenandoah Valley county near Lexington an…	Virginia Home Kitchen Food Processing Exemption (Va. Code §3.2-5130) permits direct-to-consumer sale of non-TCS shelf-stable foods from a p…
FOOD STORAGE	**Non-potentially hazardous (non-TCS), shelf-stable foods only.**	Proper storage to prevent contamination; pet exclusion required for VDACS permit pathway.	Non-TCS shelf-stable foods only.
POPULATION	**6,639**	22,673	7,346

State context — Virginia cottage food law

Buena Vista city's rules sit on top of Virginia's state cottage food framework. The state law sets the floor — counties can add but cannot remove protections.

STATUTE
Va. Code §3.2-5130 (HB 402 / 2026 c. 605)

REGISTRATION REQUIRED
No

KITCHEN INSPECTION
No

INDIRECT SALES
No — As amended by HB 402 (Acts of Assembly 2026 Ch. 605), effective July 1, 2026: exempt foods may be sold at any location, through the internet, or by phone to an individual in Virginia for their own consumption, and delivered in person, by mail, or by delivery service in Virginia. Still no resale, consignment, restaurants, retail food establishments, or out-of-state sales. Local zoning still applies. The VDACS home-food-processor FAQ PDF is stale (still says no online sales); the statute controls. https://lis.virginia.gov/bill-details/20261/HB402

ANNUAL SALES CAP
Tiered

FOOD HANDLER CERT
No

DIRECT SALES ONLY
Yes

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

STATE-LEVEL REFERENCES

State statute: https://law.lis.virginia.gov/vacode/title3.2/chapter51/section3.2-5130/

State dept cottage food page: https://www.vdacs.virginia.gov/food-information-for-vendors-and-businesses-home-food-processors.shtml

Forrager.com: https://forrager.com/law/virginia/

Questions about Buena Vista city? 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/virginia/buena-vista-city-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.

WHAT PEOPLE DISCUSS

People discuss leaving the cottage path when vintage malls or other shops are treated as retail stores. The next application people name is Manufacturer – Establishment Size 0-4, often while using an inspected commercial (restaurant) kitchen. People ask which certification training that application needs, and whether they must submit the restaurant's existing health inspection report themselves. Some bakers say an ANSI Food Protection Manager course meets the training examples in the application guide (training appendix around pages 9–10). Some bakers say if the kitchen is already under VDH inspection, VDACS will contact VDH for inspection information after reviewing the application.

WHAT OFFICIAL PAGES SAY

Virginia's cottage exemption (§ 3.2-5130) is not a path for selling for resale into retail food establishments. VDACS regulates manufactured food establishments under a separate permit. Use the Manufactured Food Establishment Permit Application and Application Guide (REV JUL 2026). Establishment Size is chosen from projected gross annual sales; Size 0-4 is one manufacturer band with matching appendix requirements. Documented food-safety training is required for employees and persons in charge; a Food Handler Certification alone does not meet that requirement. Appendix B lists example courses, including ANSI-approved Certified Food Protection Manager courses. Commercial, shared, commissary, and restaurant kitchens appear on the application; catering / food service stays with VDH. The guide also describes a Retail Food Service MOU between VDACS and VDH for certain market/event situations. Permit FAQ: no separate permit fee; $40 annual inspection fee context.

Official sources. https://www.vdacs.virginia.gov/dairy-food-and-beverage-manufacturing.shtml · https://www.vdacs.virginia.gov/pdf/manufacturedfoodpermitapplication.pdf · https://www.vdacs.virginia.gov/pdf/manufacturedfoodpermitguide.pdf · https://www.vdacs.virginia.gov/pdf/permit-faq.pdf · https://law.lis.virginia.gov/vacode/title3.2/chapter51/section3.2-5130/

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 Buena Vista city, Virginia. 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/virginia/buena-vista-city-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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