COTTAGE FOOD LAW REPORT

Hopewell city

Virginia · Hopewell · FIPS 51670 · Population 22,970 ·
Crosodo Index #1435*

STATE BASELINE	STATE TIER	ANNUAL SALES CAP (STATE)	CONFIDENCE	LAST VERIFIED
Va. Code §3.2-5130	Good	Tiered	MEDIUM	2026-10-19

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

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

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

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: HOPEWELL CITY

CROSODO INDEX #1435* · FIPS 51670 · Hopewell

Hopewell city

Population 22,970 · State baseline: Va. Code §3.2-5130 · MEDIUM

QUICK VIEW FOR BAKERS IN THIS COUNTY

HOME KITCHEN ALLOWED?

Yes (Virginia Home Kitchen Food Processing Exemption (Va. Code §3.2-5130) permits direct-to-consumer sale of non-TCS shelf-stable foods from a private home. No state permit, registration, or inspection required. No general sales cap; pickles and acidified vegetables (pH 4.6 or lower) capped at $9,000/year. Sales must be direct to consumers at home, farmers markets, or temporary events (14 consecutive days or fewer). Online sales/ordering prohibited. All products must bear required label including 'NOT FOR RESALE — PROCESSED AND PREPARED WITHOUT STATE INSPECTION.' Hopewell city may require a local home occupation permit and business license.)

SEPARATE KITCHEN REQUIRED?

No

PETS ALLOWED?

No specific state cottage food pet restriction.

HOME OCCUPATION PERMIT?

Conditional (City of Hopewell is an independent city with its own zoning ordinance. A local home occupation permit and business license may be required. Contact Hopewell City Hall and the Planning Department for local requirements.)

ON-SITE / PORCH PICKUP?

Conditional

INSPECTION REQUIRED?

No (VDACS may inspect upon consumer complaint.)

Home kitchen rules

HOME KITCHEN ALLOWED	Yes — Virginia Home Kitchen Food Processing Exemption (Va. Code §3.2-5130) permits direct-to-consumer sale of non-TCS shelf-stable foods from a private home. No state permit, registration, or inspection required. No general sales cap; pickles and acidified vegetables (pH 4.6 or lower) capped at $9,000/year. Sales must be direct to consumers at home, farmers markets, or temporary events (14 consecutive days or fewer). Online sales/ordering prohibited. All products must bear required label including 'NOT FOR RESALE — PROCESSED AND PREPARED WITHOUT STATE INSPECTION.' Hopewell city may require a local home occupation permit and business license.
SEPARATE DEDICATED KITCHEN	No
PET RESTRICTIONS	No specific state cottage food pet restriction.
WATER SUPPLY	No specific state cottage food water testing requirement.
HANDWASHING	No specific state cottage food handwashing mandate.
FOOD STORAGE	Non-TCS shelf-stable foods only.

Inspection & permitting

INSPECTION REQUIRED	No — VDACS may inspect upon consumer complaint.
LOCAL HEALTH / COUNTY REGISTRATION	No
HOME OCCUPATION PERMIT	Conditional — City of Hopewell is an independent city with its own zoning ordinance. A local home occupation permit and business license may be required. Contact Hopewell City Hall and the Planning Department for local requirements.
LOCAL BUSINESS LICENSE	Conditional

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Conditional
ON-SITE SIGNAGE	Conditional
DELIVERY / PICKUP RULES	Direct sales only at home, farmers markets, or temporary events (up to 14 consecutive days). No online ordering, no shipping, no wholesale.
MAX EMPLOYEES IN HOME	Not specified in state statute.

Relevant county code

No Hopewell city-specific cottage food ordinance identified. State law governs.

RESEARCH NOTES

Hopewell is an independent city near Petersburg. State cottage food law governs. No city-specific cottage food ordinance found.

SOURCES VERIFIED AT RESEARCH TIME

https://www.hopewellva.gov

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

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

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

Hopewell city and nearby places

Regulation	Hopewell city	Prince George County	Chesterfield County
HOME KITCHEN ALLOWED	**Yes**	Yes	Yes
SEPARATE DEDICATED KITCHEN	**No**	No	No
PETS ALLOWED	**No specific state cottage food pet restriction.**	VDACS home food processing permit pathway requires pets excluded from food prep, storage, packaging, and equipment cleaning areas at all ti…	No specific state restriction.
INSPECTION REQUIRED	**No**	No	No
ON-SITE CUSTOMER PICKUP	**Conditional**	Conditional	Conditional
ON-SITE SIGNAGE	**Conditional**	Conditional	No
DELIVERY / PICKUP	**Direct sales only at home, farmers markets, or temporary events (up to 14 consecutive days). No online ordering, no shipping, no wholesale.**	Virginia cottage food exemption: direct sales only. Home pickup and local delivery permitted for non-TCS shelf-stable items. Online sales a…	Direct-to-consumer only. No resale or sales to retail food establishments. Farmers markets, roadside stands, home delivery permitted.
HOME OCCUPATION PERMIT	**Conditional**	Conditional	Conditional
LOCAL BUSINESS LICENSE	**Conditional**	Conditional	Conditional
RESTRICTIONS	**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…**	Virginia state cottage food exemption (Va. Code §3.2-5130) applies. Prince George County has a planning and zoning department with Chapter …	Virginia cottage food law (Va. Code §3.2-5130) exempts non-TCS shelf-stable foods from licensing and inspection. Permitted items: candies, …
FOOD STORAGE	**Non-TCS shelf-stable foods only.**	Proper storage to prevent contamination; pet exclusion required for VDACS permit pathway.	Non-TCS shelf-stable products. No TCS foods.
POPULATION	**23,046**	42,634	366,019

State context — Virginia cottage food law

Hopewell 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 Hopewell 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/hopewell-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 Hopewell 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/hopewell-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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