

COTTAGE FOOD LAW REPORT

Loudoun County

Virginia · Leesburg · FIPS 51107 · Population 420,773 ·
Crosodo Index #2571*

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

VIRGINIA: LOUDOUN COUNTY

CROSODO INDEX #2571* · FIPS 51107 · Leesburg

Loudoun County

Population 420,773 · State baseline: Va. Code §3.2-5130 · **HIGH**

QUICK VIEW FOR BAKERS IN THIS COUNTY

HOME KITCHEN ALLOWED?

Yes (Virginia cottage food law (Va. Code §3.2-5130) exempts non-TCS shelf-stable foods from licensing and inspection. Permitted items: candies, jams, jellies (not low-acid/acidified), dried fruits, dry herbs, dry seasonings, dry mixes, nuts, vinegars, popcorn, cotton candy, dried pasta, dry baking mixes, roasted coffee, dried tea, cereals, trail mixes, granola, baked goods not requiring temperature control. Pickles/acidified vegetables (pH 4.6 or lower) capped at \$9,000/year. Label must state 'NOT FOR RESALE — PROCESSED AND PREPARED WITHOUT STATE INSPECTION'. Loudoun County requires a Home Occupation permit.)

SEPARATE KITCHEN REQUIRED?

No

PETS ALLOWED?

No specific state restriction; standard food safety practices apply.

HOME OCCUPATION PERMIT?

Yes (Loudoun County requires a Home Occupation Permit from Building & Development (Permitting). The permit is available online via Loudoun County’s permitting portal. Applicable to home-based businesses in residential zones. Standards require the business to be secondary to residential use, no external evidence of business, limited customer traffic, and compliance with Loudoun County Zoning Ordinance. Contact: Loudoun County Building & Development, loudoun.gov/1178/Home-Occupation-Permits.)

ON-SITE / PORCH PICKUP?

Conditional

INSPECTION REQUIRED?

Upon-complaint (VDACS may inspect upon consumer complaint per Va. Code §3.2-5130(D).)

Home kitchen rules

HOME KITCHEN ALLOWED	Yes — Virginia cottage food law (Va. Code §3.2-5130) exempts non-TCS shelf-stable foods from licensing and inspection. Permitted items: candies, jams, jellies (not low-acid/acidified), dried fruits, dry herbs, dry seasonings, dry mixes, nuts, vinegars, popcorn, cotton candy, dried pasta, dry baking mixes, roasted coffee, dried tea, cereals, trail mixes, granola, baked goods not requiring temperature control. Pickles/acidified vegetables (pH 4.6 or lower) capped at \$9,000/year. Label must state 'NOT FOR RESALE — PROCESSED AND PREPARED WITHOUT STATE INSPECTION'. Loudoun County requires a Home Occupation permit.
SEPARATE DEDICATED KITCHEN	No
PET RESTRICTIONS	No specific state restriction; standard food safety practices apply.
WATER SUPPLY	No specific state requirement for cottage food operations.
HANDWASHING	Standard food safety practices.
FOOD STORAGE	Non-TCS shelf-stable products. No TCS foods permitted.

Inspection & permitting

INSPECTION REQUIRED	Upon-complaint — VDACS may inspect upon consumer complaint per Va. Code §3.2-5130(D).
HOME OCCUPATION PERMIT	Yes — Loudoun County requires a Home Occupation Permit from Building & Development (Permitting). The permit is available online via Loudoun County’s permitting portal. Applicable to home-based businesses in residential zones. Standards require the business to be secondary to residential use, no external evidence of business, limited customer traffic, and compliance with Loudoun County Zoning Ordinance. Contact: Loudoun County Building & Development, loudoun.gov/1178/Home-Occupation-Permits .
LOCAL BUSINESS LICENSE	Yes

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Conditional
ON-SITE SIGNAGE	No
DELIVERY / PICKUP RULES	Direct-to-consumer sales only. No resale, consignment, or sales to retail food establishments. Sales at farmers markets, roadside stands, home delivery permitted.
MAX EMPLOYEES IN HOME	Only family members occupying the dwelling; no outside employees for home occupation.

Relevant county code

Va. Code §3.2-5130 (state cottage food); Loudoun County Zoning Ordinance (home occupation provisions).

RESEARCH NOTES

Loudoun County Home Occupation Permit confirmed from official loudoun.gov sources. County has dedicated Home Occupation Permits page under Building & Development. Virginia state cottage food law (Va. Code §3.2-5130) confirmed from state baseline. No registration required for non-acidified cottage foods. Pickles/acidified cap is very low at \$9,000/year. Loudoun County is one of the wealthiest counties in the US; active home-based business and food entrepreneurship community. Confidence high: both state law and county permit requirement confirmed from .gov sources.

SOURCES VERIFIED AT RESEARCH TIME

- <https://www.loudoun.gov>
- <https://www.loudoun.gov/1178/Home-Occupation-Permits>
- <https://www.loudoun.gov/3208/Business-Zoning-Permits>
- <https://www.vdacs.virginia.gov/food-information-for-vendors-and-businesses-home-food-processors.shtml>

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

Bordering counties — cottage food law

Regulation	Loudoun County	Prince William County	Fairfax County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No specific state restriction; standard food safety practices apply.	No specific state cottage food pet restriction	State baseline applies
INSPECTION REQUIRED	Upon-complaint	No	Upon-complaint
ON-SITE CUSTOMER PICKUP	Conditional	Conditional	No
ON-SITE SIGNAGE	No	No	Conditional
DELIVERY / PICKUP	Direct-to-consumer sales only. No resale, consignment, or sales to retail food establishments. Sales at farmers markets, roadside stands, h...	Virginia state law: direct sales to consumers at farmers markets, events, from home. Indirect sales through third-party retailers allowed w...	Sale and delivery must occur exclusively online or off-site — on-site retail customer pickup is not permitted for home-based food productio...
HOME OCCUPATION PERMIT	Yes	Yes	Yes
LOCAL BUSINESS LICENSE	Yes	Yes	Yes
RESTRICTIONS	Virginia cottage food law (Va. Code §3.2-5130) exempts non-TCS shelf-stable foods from licensing and inspection. Permitted items: candies, ...	Two tiers: (1) Non-acidified cottage foods (baked goods, candy, etc.) — no registration required, direct sales only, limited venues. (2) Ac...	Fairfax County requires a Home-Based Business Permit with a Home-Based Food Production Supplemental Form for all home-based food operations...
FOOD STORAGE	Non-TCS shelf-stable products. No TCS foods permitted.	Standard home kitchen storage for approved non-TCS foods	State baseline applies
POPULATION	420,773	481,114	1,145,354

State context — Virginia cottage food law

Loudoun County'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

ANNUAL SALES CAP

Tiered

REGISTRATION REQUIRED

No

FOOD HANDLER CERT

No

KITCHEN INSPECTION

No

DIRECT SALES ONLY

Yes

INDIRECT SALES

No — Products must be sold in person in the Commonwealth to an individual for his own consumption and not for resale or consignment. They cannot be offered for sale to be used in or offered for consumption in retail food establishments. Sales venues are limited to: private home, temporary event (no more than 14 consecutive days), or farmers market. Internet advertising is explicitly permitted but sales must remain in-person and in-state.

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

STATE-LEVEL REFERENCES

State statute: <https://law.lis.virginia.gov/vacode/3.2-5130/>

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?

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

<https://crosodo.com/nb/virginia/loudoun-county-discuss>
