

## COTTAGE FOOD LAW REPORT

# Richmond city

Virginia · — · FIPS 51760 · Population 227,171 · Crosodo Index #2180\*

STATE BASELINE

Va. Code §3.2-5130

STATE TIER

Good

ANNUAL SALES CAP (STATE)

Tiered

CONFIDENCE

HIGH

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.

## How to start — 60-second path

Richmond 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

**Conditional**

PETS

**VDACS home food processing rules require pets to be completely excluded from food preparation, storage, packaging, and equipment cleaning areas at all times, with solid hinged doors that latch. This applies to the home food processing permit pathway; cottage food exemption has no explicit statutory pet restriction but good practice applies.**

### 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 →](#)

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

## VIRGINIA: RICHMOND CITY

CROSODO INDEX #2180\* · FIPS 51760 · —

# Richmond city

Population 227,171 · State baseline: Va. Code §3.2-5130 · **HIGH****QUICK VIEW FOR BAKERS IN THIS COUNTY****HOME KITCHEN ALLOWED?**

Yes (Virginia state law (Va. Code §3.2-5130) exempts non-TCS cottage foods from permitting. For home food processing operations (broader range of products beyond the cottage food exemption), VDACS requires a permit (\$40/year) with an initial inspection. Both pathways require local zoning approval. Richmond City requires a Certificate of Zoning Compliance (CZC) for home occupations (\$50 fee, ~10 business day processing), plus a City business license.)

**SEPARATE KITCHEN REQUIRED?**

No

**PETS ALLOWED?**

VDACS home food processing rules require pets to be completely excluded from food preparation, storage, packaging, and equipment cleaning areas at all times, with solid hinged doors that latch. This applies to the home food processing permit pathway; cottage food exemption has no explicit statutory pet restriction but good practice applies.

**HOME OCCUPATION PERMIT?**

Yes (Richmond City requires a Certificate of Zoning Compliance (CZC) – Home Occupation, issued by the Zoning Administration Office. Fee: \$50. Processing time: approximately 10 business days. Property owner consent is required (owner notified). Following CZC approval, a City of Richmond business license must be obtained from the Finance Department (City Hall, 900 East Broad St, Room 103). The CZC application requires a detailed business description, square footage of business area, and whether in-person sales/client visits will occur.)

**ON-SITE / PORCH PICKUP?**

Conditional

**INSPECTION REQUIRED?**

Conditional (For VDACS home food processing permit: initial inspection required before operation; complaint-based thereafter. For cottage food exemption (§3.2-5130): no routine inspection; VDACS may inspect upon consumer complaint.)

## Home kitchen rules

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HOME KITCHEN ALLOWED       | Yes — Virginia state law (Va. Code §3.2-5130) exempts non-TCS cottage foods from permitting. For home food processing operations (broader range of products beyond the cottage food exemption), VDACS requires a permit (\$40/year) with an initial inspection. Both pathways require local zoning approval. Richmond City requires a Certificate of Zoning Compliance (CZC) for home occupations (\$50 fee, ~10 business day processing), plus a City business license. |
| SEPARATE DEDICATED KITCHEN | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| PET RESTRICTIONS           | VDACS home food processing rules require pets to be completely excluded from food preparation, storage, packaging, and equipment cleaning areas at all times, with solid hinged doors that latch. This applies to the home food processing permit pathway; cottage food exemption has no explicit statutory pet restriction but good practice applies.                                                                                                                   |
| WATER SUPPLY               | Private water supply (well) requires water testing results showing absence of coliform bacteria if pursuing the VDACS home food processing permit. Cottage food exemption has no stated water testing requirement.                                                                                                                                                                                                                                                       |
| HANDWASHING                | Standard handwashing required per GMP; documented on VDACS home food processing application.                                                                                                                                                                                                                                                                                                                                                                             |
| FOOD STORAGE               | Proper storage to prevent contamination; pet-excluded areas required for VDACS permit pathway.                                                                                                                                                                                                                                                                                                                                                                           |

## Inspection & permitting

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| INSPECTION REQUIRED    | Conditional — For VDACS home food processing permit: initial inspection required before operation; complaint-based thereafter. For cottage food exemption (§3.2-5130): no routine inspection; VDACS may inspect upon consumer complaint.                                                                                                                                                                                                                                                                                                                      |
| HOME OCCUPATION PERMIT | Yes — Richmond City requires a Certificate of Zoning Compliance (CZC) – Home Occupation, issued by the Zoning Administration Office. Fee: \$50. Processing time: approximately 10 business days. Property owner consent is required (owner notified). Following CZC approval, a City of Richmond business license must be obtained from the Finance Department (City Hall, 900 East Broad St, Room 103). The CZC application requires a detailed business description, square footage of business area, and whether in-person sales/client visits will occur. |
| LOCAL BUSINESS LICENSE | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

## Customer-facing rules

|                         |                                                                                                                                                                                                                                                                                                                  |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ON-SITE CUSTOMER PICKUP | Conditional                                                                                                                                                                                                                                                                                                      |
| ON-SITE SIGNAGE         | Conditional                                                                                                                                                                                                                                                                                                      |
| DELIVERY / PICKUP RULES | Under Virginia cottage food exemption, direct sales only. Home pickup and local delivery permitted for non-TCS shelf-stable items. Online sales allowed. For VDACS home food processing permit: statewide distribution permitted; zoning documentation must confirm pickup/delivery is allowed at the residence. |
| MAX EMPLOYEES IN HOME   | Virginia state law does not specify a home-based food employee limit. Richmond City home occupation zoning may restrict non-resident employee presence at the residential address.                                                                                                                               |

## Relevant county code

Richmond City Zoning Ordinance (home occupation CZC requirement); Va. Code §3.2-5130 (cottage food exemption); VDACS Home Food Processing regulations

**RESEARCH NOTES**

Richmond City is an independent city in Virginia (not part of any county). High confidence: Richmond City CZC process documented from official rva.gov PDF (2024). VDACS application and cottage food statute confirmed. Richmond requires: (1) CZC from Zoning Administration (\$50); (2) City business license from Finance Dept. Virginia cottage food exemption (§3.2-5130) requires labeling 'NOT FOR RESALE — PROCESSED AND PREPARED WITHOUT STATE INSPECTION'. For products beyond the cottage food exemption, VDACS home food processing permit + local zoning documentation required.

**SOURCES VERIFIED AT RESEARCH TIME**

<https://www.rva.gov>

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

[https://www.rva.gov/sites/default/files/2024-07/City%20of%20Richmond%20-%20How%20to%20apply%20for%20a%20CZC-Residential\\_0.pdf](https://www.rva.gov/sites/default/files/2024-07/City%20of%20Richmond%20-%20How%20to%20apply%20for%20a%20CZC-Residential_0.pdf)

<https://www.vdacs.virginia.gov/pdf/homefdapplication.pdf>

<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/richmond-city-discuss](https://crosodo.com/nb/virginia/richmond-city-discuss)

## Richmond city and nearby places

| Regulation                 | Richmond city                                                                                                                                  | Henrico County                                                                                                                                 | Chesterfield County                                                                                                                            |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| HOME KITCHEN ALLOWED       | Yes                                                                                                                                            | Yes                                                                                                                                            | Yes                                                                                                                                            |
| SEPARATE DEDICATED KITCHEN | No                                                                                                                                             | No                                                                                                                                             | No                                                                                                                                             |
| PETS ALLOWED               | VDACS home food processing rules require pets to be completely excluded from food preparation, storage, packaging, and equipment cleaning a... | Good sanitation required; no specific state pet rule for cottage food exemption                                                                | No specific state restriction.                                                                                                                 |
| INSPECTION REQUIRED        | Conditional                                                                                                                                    | No                                                                                                                                             | Upon-complaint                                                                                                                                 |
| ON-SITE CUSTOMER PICKUP    | Conditional                                                                                                                                    | Yes                                                                                                                                            | Conditional                                                                                                                                    |
| ON-SITE SIGNAGE            | Conditional                                                                                                                                    | Conditional                                                                                                                                    | No                                                                                                                                             |
| DELIVERY / PICKUP          | Under Virginia cottage food exemption, direct sales only. Home pickup and local delivery permitted for non-TCS shelf-stable items. Online s... | Direct to consumer only; farmers markets, events, and roadside stands; no retail/wholesale sales                                               | Direct-to-consumer only. No resale or sales to retail food establishments. Farmers markets, roadside stands, home delivery permitted.          |
| HOME OCCUPATION PERMIT     | Yes                                                                                                                                            | Conditional                                                                                                                                    | Conditional                                                                                                                                    |
| LOCAL BUSINESS LICENSE     | Yes                                                                                                                                            | Varies                                                                                                                                         | Yes                                                                                                                                            |
| RESTRICTIONS               | Virginia state law (Va. Code §3.2-5130) exempts non-TCS cottage foods from permitting. For home food processing operations (broader range o... | Non-TCS shelf-stable foods only; direct-to-consumer sales only; tiered annual sales cap; zoning approval documentation required if seeking ... | Virginia cottage food law (Va. Code §3.2-5130) exempts non-TCS shelf-stable foods from licensing and inspection. Permitted items: candies, ... |
| FOOD STORAGE               | Proper storage to prevent contamination; pet-excluded areas required for VDACS permit pathway.                                                 | Non-TCS foods stored in sanitary conditions                                                                                                    | Non-TCS shelf-stable products. No TCS foods.                                                                                                   |
| POPULATION                 | 227,171                                                                                                                                        | 333,120                                                                                                                                        | 366,019                                                                                                                                        |

## State context — Virginia cottage food law

Richmond 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)

### ANNUAL SALES CAP

Tiered

### REGISTRATION REQUIRED

No

### FOOD HANDLER CERT

No

### KITCHEN INSPECTION

No

### DIRECT SALES ONLY

Yes

### 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/2026/HB402>

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](https://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 Richmond 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/richmond-city-discuss](https://crosodo.com/nb/virginia/richmond-city-discuss)



## Classifieds

Resources for cottage food & home bakers · [crosodo.com/advertise](https://crosodo.com/advertise)

### NATIONAL

#### SUPPLIES

##### Advertise here — Supplies

Reach home bakers across the country. [crosodo.com/advertise](https://crosodo.com/advertise)

#### COURSES

##### Advertise here — Courses

Reach home bakers across the country. [crosodo.com/advertise](https://crosodo.com/advertise)

#### INSURANCE

##### Advertise here — Insurance

Reach home bakers across the country. [crosodo.com/advertise](https://crosodo.com/advertise)

### LOCAL

#### Advertise here

Reach home bakers in Richmond city, Virginia. Supply stores, farmers markets, kitchen rentals, and bakery services welcome.

[crosodo.com/advertise](https://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/richmond-city-discuss](https://crosodo.com/nb/virginia/richmond-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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