



Information About Brokerage Services (IABS) Form

The *Information About Brokerage Services* (IABS) form updates reflect [Senate Bill 1968](#), effective January 1, 2026, which introduces a non-representation status and written agreement requirements and removes references to subagency from The Real Estate License Act (TRELA). The [Information About Brokerage Services](#) (IABS) notice language is revised accordingly. The new IABS form is effective and required for use beginning January 1, 2026.

What is the Information About Brokerage Services Form?

Brokers and sales agents are required by law to provide written notice regarding information about brokerage services at the first substantive communication with prospective buyers, tenants, sellers, and landlords concerning specific real property by using the [Information About Brokerage Services](#) form (IABS).

The IABS form is a document that outlines the role of brokers and sales agents in a real estate transaction. It is divided into five sections covering

- Real estate license holder types
- Brokers' legally required duties
- Written agreements

- Representation and non-representation status
- Contact information for brokers and sales agents.

Two Ways You Must Provide the IABS Form On Your Business Website

License holders must post a completed IABS form on the homepage of their business website, in a readily noticeable place. A business website is a website controlled by the license holder, accessible to the public, and that contains information about a license holder's real estate brokerage services.

The text for the hyperlink must be either:

- Texas Real Estate Commission Information About Brokerage Services in at least 10-point font
- TREC Information About Brokerage Services in at least 12-point font

If your social media pages are being used as a business website, those pages must also comply. You can post a link to the IABS in your bio or about section or insert a link to your compliant homepage where your IABS is properly displayed.

Deliver to a Party

When it comes time to provide the IABS to a party, a license holder could do so in several different ways, including by

- Printing a copy of the completed IABS document and handing it directly to the consumer.
- Attaching the completed IABS document to an email and mentioning in the body of the email you have attached the form.
- Inserting a hyperlink to the completed IABS document in the body of the email above the signature line and mentioning that you have included the link.