Note: *The draft you are looking for begins on the next page.*

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This is an early release draft of an IRS tax form, instructions, or publication, which the IRS is providing for your information. **Do not file draft forms**. We incorporate all significant changes to forms posted with this coversheet. However, unexpected issues occasionally arise, or legislation is passed—in this case, we will post a new draft of the form to alert users that changes were made to the previously posted draft. Thus, there are never any changes to the last posted draft of a form and the final revision of the form. Forms and instructions are subject to OMB approval before they can be officially released, so we post drafts of them until they are approved. Drafts of instructions and pubs usually have some additional changes before their final release. Early release drafts are at IRS.gov/DraftForms and remain there after the final release is posted at IRS.gov/LatestForms. Also see IRS.gov/Forms.

Most forms and publications have a page on IRS.gov: IRS.gov/Form1040 for Form 1040; IRS.gov/Pub501 for Pub. 501; IRS.gov/W4 for Form W-4; and IRS.gov/ScheduleA for Schedule A (Form 1040), for example, and similarly for other forms, pubs, and schedules for Form 1040. When typing in a link, type it into the address bar of your browser, not a Search box on IRS.gov.

If you wish, you can submit comments to the IRS about draft or final forms, instructions, or pubs at IRS.gov/FormsComments. Include "NTF" followed by the form or pub number (for example, "NTF1040", "NTFW4", "NTF501", etc.) in the body of the message to route your message properly. We cannot respond to all comments due to the high volume we receive and may not be able to consider many suggestions until the subsequent revision of the product, but we will review each "NTF" message. If you have comments on reducing paperwork and respondent (filer) burden, with respect to draft or final forms, please respond to the relevant information collection through the Federal Register process; for more info, click here.

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FILER'S name	1 Date of closing	OMB No. 1545-0997 Form **1099-S** (Rev. December 2026) For calendar year ______	**Proceeds From Real Estate Transactions**	
Street address / Room or suite no. / City or town / Telephone number / State or province / Country / ZIP or foreign postal code	**2a** Total gross proceeds $			
	2b Cash gross proceeds $	**2c** Digital asset gross proceeds $	**Copy A** **For Internal Revenue Service Center** For filing information, Privacy Act, and Paperwork Reduction Act Notice, see the **General Instructions for Certain Information Returns.** *www.irs.gov/Form1099*	
FILER'S TIN / TRANSFEROR'S TIN	3 Address (including city, state, and ZIP code) or legal description			
TRANSFEROR'S name				
Street address / Apt. no.	4 Buyer's part of real estate tax $			
City or town	**5**			
State or province / Country / ZIP or foreign postal code	6 Check here if the transferor received or will receive services or property (other than cash, notes, or digital assets) as part of the consideration . . . . ☐			
Account number (see instructions)	7 Check here if the transferor is a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust) . . . . ☐			
8a Code for digital asset received, or to be received, as consideration	**8b** Name of digital asset received, or to be received, as consideration			
8c Number of digital asset units received, or to be received, as consideration	**8d** Date digital asset received, or to be received, as consideration			

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FILER'S name	1 Date of closing	OMB No. 1545-0997 Form **1099-S** (Rev. December 2026) For calendar year ______	**Proceeds From Real Estate Transactions**
Street address / Room or suite no.	2a Total gross proceeds $		
City or town / Telephone number			
State or province / Country / ZIP or foreign postal code	2b Cash gross proceeds $	2c Digital asset gross proceeds $	**Copy B** **For Transferor**
FILER'S TIN / TRANSFEROR'S TIN	3 Address (including city, state, and ZIP code) or legal description		This is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.
TRANSFEROR'S name			
Street address / Apt. no.	4 Buyer's part of real estate tax $		
City or town	5		
State or province / Country / ZIP or foreign postal code	6 If checked, transferor received or will receive services or property (other than cash, notes, or digital assets) as part of the consideration . . . . . . ☐		
Account number (see instructions)	7 If checked, transferor is a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust) . . . . ☐		
8a Code for digital asset received, or to be received, as consideration	**8b** Name of digital asset received, or to be received, as consideration		
8c Number of digital asset units received, or to be received, as consideration	**8d** Date digital asset received, or to be received, as consideration		

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Instructions for Transferor

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the IRS and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the Instructions for Schedule D (Form 1040). If the real estate was not your main home, report the transaction on Form 4797, Form 6252, and/or the Schedule D for the appropriate income tax form. If box 6 is checked and you received or will receive like-kind property, you must file Form 8824.

Federal mortgage subsidy. You may have to recapture (pay back) all or part of a federal mortgage subsidy if **all** the following apply.

- You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate.
- Your original mortgage loan was provided after 1990.
- You sold or disposed of your home at a gain during the first 9 years after you received the federal mortgage subsidy.
- Your income for the year you sold or disposed of your home was over a specified amount.

This will increase your tax. See Form 8828 and Pub. 523.

Transferor's taxpayer identification number (TIN). For your protection, this form may show only the last four digits of your TIN (social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN)). However, the issuer has reported your complete TIN to the IRS.

Account number. May show an account or other unique number the filer assigned to distinguish your account.

Box 1. Shows the date of closing.

Box 2a. Shows the total gross proceeds from a real estate transaction, generally the sales price. Box 2a is the total of boxes 2b and 2c. Box 2a does not include the value of other services or property (other than the value of digital assets) you received or will receive.

Box 2b. Shows the gross proceeds from a real estate transaction received in the form of cash, notes payable to you, notes assumed by the transferee (buyer), and any notes paid off at settlement. Box 2b does not include the value of digital assets, other property, or services you received or will receive.

Box 2c. Shows the gross proceeds from a real estate transaction you received, or will receive, in the form of digital assets measured in U.S. dollars. A digital asset is defined as a digital representation of value that is recorded on a cryptographically secured distributed ledger or any similar technology. Go to *www.irs.gov/DigitalAssets* for additional information about digital assets.

Box 3. Shows the address or legal description of the property transferred.

Box 4. Shows certain real estate tax on a residence charged to the buyer at settlement. If you have already paid the real estate tax for the period that includes the sale date, subtract the amount in box 4 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "Other income" line of Schedule 1 (Form 1040). For more information, see Pub. 523, Pub. 525, and Pub. 530.

Box 5. Reserved for future use.

Box 6. If checked, shows that you received or will receive services or property (other than cash, notes, or digital assets) as part of the consideration for the property transferred. The value of any services or property (other than cash, notes, or digital assets) is not included in boxes 2a, 2b, and 2c.

Box 7. If checked, shows that you are a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust).

Box 8a. Shows the Digital Token Identifier Foundation (DTIF) code associated with the name shown in box 8b for which the amounts are being reported. See *https://dtif.org/registry-search*.

Box 8b. Shows the name of the digital asset you received, or will receive, as consideration.

Box 8c. Shows the number of digital asset units you received, or will receive, as consideration.

Box 8d. Shows the date you received, or will receive, digital assets as consideration.

Future developments. For the latest developments related to Form 1099-S and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/Form1099S*.

Free File Program. Go to *www.irs.gov/FreeFile* to see if you qualify for no-cost online federal tax preparation, e-filing, and direct deposit or payment options.

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