

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

OMB APPROVAL	
OMB Number:	3235-0287
Estimated average burden hours per response:	0.5

1. Name and Address of Reporting Person* <u>FIALA MARY LOU</u> (Last) (First) (Middle) <u>121 WEST FORSYTH STREET</u> <u>SUITE 200</u> (Street) <u>JACKSONVILLE FL</u> <u>32202</u> (City) (State) (Zip)	2. Issuer Name and Ticker or Trading Symbol <u>REGENCY CENTERS CORP [REG]</u>	5. Relationship of Reporting Person(s) to Issuer (Check all applicable) <input checked="" type="checkbox"/> Director 10% Owner <input checked="" type="checkbox"/> Officer (give title below) Other (specify below) <u>President and COO</u>
	3. Date of Earliest Transaction (Month/Day/Year) <u>11/20/2006</u>	
	4. If Amendment, Date of Original Filed (Month/Day/Year)	

Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)		4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5)			5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
			Code	V	Amount	(A) or (D)	Price			
Common Stock	11/20/2006		s ⁽¹⁾		3,900	D	\$74.25	272,907	D	
Common Stock	11/20/2006		s ⁽¹⁾		1,100	D	\$74.27	271,807	D	
Common Stock	11/20/2006		s ⁽¹⁾		1,000	D	\$74.33	270,807	D	
Common Stock	11/20/2006		s ⁽¹⁾		5,000	D	\$74.35	265,807	D	
Common Stock	11/20/2006		s ⁽¹⁾		3,000	D	\$74.45	262,807	D	
Common Stock	11/20/2006		s ⁽¹⁾		3,000	D	\$74.6	259,807	D	
Common Stock	11/20/2006		s ⁽¹⁾		1,300	D	\$74.75	258,507	D	
Common Stock	11/20/2006		s ⁽¹⁾		400	D	\$74.78	258,107	D	
Common Stock	11/20/2006		s ⁽¹⁾		400	D	\$74.8	257,707	D	
Common Stock	11/20/2006		s ⁽¹⁾		2,630	D	\$74.85	255,077	D	
Common Stock	11/20/2006		s ⁽¹⁾		2,300	D	\$74.9	252,777	D	
Common Stock	11/20/2006		s ⁽¹⁾		100	D	\$74.91	252,677	D	
Common Stock	11/20/2006		s ⁽¹⁾		100	D	\$74.92	252,577	D	
Common Stock	11/20/2006		s ⁽¹⁾		1,100	D	\$74.95	251,477	D	
Common Stock	11/20/2006		s ⁽¹⁾		2,500	D	\$75	248,977	D	

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)		5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)		6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4)	8. Price of Derivative Security (Instr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)
				Code	V	(A)	(D)	Date Exercisable	Expiration Date					

Explanation of Responses:

1. Sales made pursuant to a Rule 10b5-1 trading plan adopted by the reporting person on November 10, 2006.

/s/ Linda Y. Kelso, Attorney-in-Fact for Mary Lou Fiala 11/20/2006

** Signature of Reporting Person Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

* If the form is filed by more than one reporting person, see Instruction 4 (b)(v).

** Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.

