FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

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

1. Name and Address of Reporting Person*

CARPENTER ALVIN R

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

Filed pursuant to Section 16(a) of the Securit or Section 30(h) of the Investment Co

OMB APPROVAL						
OMB Number:	3235-0287					
Estimated average burden						
h	0.5					

pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940		hours per response:	0.5			
2. Issuer Name and Ticker or Trading Symbol <u>REGENCY CENTERS CORP</u> [REG]	5. Relationship of Reporting Person(s) to Issuer (Check all applicable) X Director 10% Owner					

(Last) 500 WATE	(First) R STREET, 15TH	(Middle)		te of Earliest Trans 6/2006	action (Month	/Day/Year)		Officer (give title below)	Other below	· (specify /)
,			4. If A	Amendment, Date of	of Original File	d (Month/Day/Year)	6. Indiv Line)	ridual or Joint/Group	Filing (Check A	Applicable
(Street)							X	Form filed by One	- Reporting Per	son
JACKSON	VILLE FL	32202						-		
								Form filed by Mo Person	re than One Rep	porting
(City)	(State)	(Zip)								
		Table I - Non-	-Derivative	Securities Ac	quired, Dis	sposed of, or Benefi	cially	Owned		
1. Title of Sec	curity (Instr. 3)	Da	Transaction ate lonth/Day/Year)	2A. Deemed Execution Date, if any	3. Transaction Code (Instr.	4. Securities Acquired (A) o Disposed Of (D) (Instr. 3, 4 a		5. Amount of Securities Beneficially	6. Ownership Form: Direct (D) or Indirect	7. Nature of Indirect Beneficial

	(Month/Day/Year)	if any (Month/Day/Year)	Code (Instr. 8)						(I) (Instr. 4)	Beneficial Ownership (Instr. 4)
			Code	v	Amount	(A) or (D)	Price	Transaction(s) (Instr. 3 and 4)		(1150.4)
Common Stock	01/26/2006		A		306 ⁽¹⁾	A	\$56.4157	52,322	D	

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities) 1. Title of 7. Title and 9. Number of 6. Date Exercisable and 3. Transaction 3A. Deemed 5. Number 8. Price of 10. 11. Nature Derivative Security (Instr. 3) Expiration Date (Month/Day/Year) Transaction Code (Instr. of Indirect Conversion Execution Date Amount of Derivative derivative Ownership Date (Month/Day/Year) Derivative Security (Instr. 5) or Exercise if any Securities Securities Form: Beneficial Price of Derivative (Month/Day/Year) 8) Securities Underlying Beneficially Owned Direct (D) Ownership (Instr. 4) Acquired (A) or Disposed or Indirect (I) (Instr. 4) Derivative Following Reported Security Security (Instr. 3 and 4) of (D) (Instr. 3, 4 and 5) Transaction(s) (Instr. 4) Amount or Number Expiration Date Exercisable of ν Shares Code (A) (D) Date Title

Explanation of Responses:

1. Represents directors' fees paid in shares under Regency's Long Term Omnibus Plan.

/s/ Linda Y. Kelso, Attorneyin-Fact for A.R. Carpenter

01/26/2006

Date

** Signature of Reporting Person

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.