

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

Mail Stop 3233

May 15, 2018

Via E-mail
Ms. Lisa Palmer
Chief Financial Officer
Regency Centers Corporation
Regency Centers, L.P.
One Independent Drive, Suite 114
Jacksonville, Florida 32202

Re: Regency Centers Corporation

Form 10-K for the fiscal year ended December 31, 2017

Filed on February 27, 2018

File No. 001-12298

Regency Centers, L.P. Form 10-K for the fiscal year ended December 31, 2017 Filed on February 27, 2018 File No. 000-24763

Dear Ms. Palmer:

We have completed our review of your filing. We remind you that the company and its management are responsible for the accuracy and adequacy of their disclosures, notwithstanding any review, comments, action, or absence of action by the staff.

Sincerely,

/s/ Jennifer Monick

Jennifer Monick Assistant Chief Accountant Office of Real Estate and Commodities