

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 W. FORSYTH STREET, SUITE 200</u> (Street) <u>JACKSONVILLE FL 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>02/09/2006</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	02/09/2006		s ⁽¹⁾		300	D	\$62.21	186,151	D	
Common Stock	02/09/2006		s ⁽¹⁾		400	D	\$62.22	185,751	D	
Common Stock	02/09/2006		s ⁽¹⁾		500	D	\$62.23	185,251	D	
Common Stock	02/09/2006		s ⁽¹⁾		300	D	\$62.25	184,951	D	
Common Stock	02/09/2006		s ⁽¹⁾		600	D	\$62.26	184,351	D	
Common Stock	02/09/2006		s ⁽¹⁾		600	D	\$62.27	183,751	D	
Common Stock	02/09/2006		s ⁽¹⁾		3,400	D	\$62.28	180,351	D	
Common Stock	02/09/2006		s ⁽¹⁾		400	D	\$62.29	179,951	D	
Common Stock	02/09/2006		s ⁽¹⁾		2,500	D	\$62.3	177,451	D	
Common Stock	02/09/2006		s ⁽¹⁾		300	D	\$62.35	177,151	D	
Common Stock	02/09/2006		s ⁽¹⁾		600	D	\$62.36	176,551	D	
Common Stock	02/09/2006		s ⁽¹⁾		100	D	\$62.37	176,451	D	
Common Stock	02/09/2006		s ⁽¹⁾		400	D	\$62.39	176,051	D	
Common Stock	02/09/2006		s ⁽¹⁾		100	D	\$62.41	175,951	D	
Common Stock	02/09/2006		s ⁽¹⁾		200	D	\$62.42	175,751	D	
Common Stock	02/09/2006		s ⁽¹⁾		300	D	\$62.43	175,451	D	
Common Stock	02/09/2006		s ⁽¹⁾		500	D	\$62.46	174,951	D	
Common Stock	02/09/2006		s ⁽¹⁾		400	D	\$62.48	174,551	D	
Common Stock	02/09/2006		s ⁽¹⁾		100	D	\$62.49	174,451	D	
Common Stock	02/09/2006		s ⁽¹⁾		3,600	D	\$62.5	170,851	D	
Common Stock	02/09/2006		s ⁽¹⁾		300	D	\$62.52	170,551	D	
Common Stock	02/09/2006		s ⁽¹⁾		300	D	\$62.53	170,251	D	
Common Stock	02/09/2006		s ⁽¹⁾		100	D	\$62.55	170,151	D	
Common Stock	02/09/2006		s ⁽¹⁾		800	D	\$62.57	169,351	D	
Common Stock	02/09/2006		s ⁽¹⁾		1,200	D	\$62.58	168,151	D	
Common Stock	02/09/2006		s ⁽¹⁾		1,400	D	\$62.59	166,751	D	
Common Stock	02/09/2006		s ⁽¹⁾		100	D	\$62.6	166,651	D	
Common Stock	02/09/2006		s ⁽¹⁾		200	D	\$62.61	166,451	D	
Common Stock								124,750	I	By spouse

