

REGENCY CENTERS CORP
 Form 4
 November 20, 2006

FORM 4 UNITED STATES SECURITIES AND EXCHANGE COMMISSION
 Washington, D.C. 20549

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

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person *
 FIALA MARY LOU

2. Issuer Name and Ticker or Trading Symbol
 REGENCY CENTERS CORP
 [REG]

5. Relationship of Reporting Person(s) to Issuer
 (Check all applicable)

(Last) (First) (Middle)
 121 WEST FORSYTH STREET, SUITE 200
 (Street)

3. Date of Earliest Transaction (Month/Day/Year)
 11/20/2006

Director 10% Owner
 Officer (give title below) Other (specify below)
 President and COO

JACKSONVILLE, FL 32202

4. If Amendment, Date Original Filed(Month/Day/Year)

6. Individual or Joint/Group Filing(Check Applicable Line)
 Form filed by One Reporting Person
 Form filed by More than One Reporting Person

(City) (State) (Zip)

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 Ownership (Instr. 4)
				(A) or (D) Code V Amount 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	

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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

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

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 control number.

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(9-02)

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 Underlying Securities (Instr. 3 and 4)	8. Price of Derivative Security (Instr. 5)	9. Number of Derivative Securities Beneficially Owned (Instr. 6)
				Code	V (A) (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares

Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
FIALA MARY LOU 121 WEST FORSYTH STREET SUITE 200 JACKSONVILLE, FL 32202	X		President and COO	

Signatures

/s/ Linda Y. Kelso, Attorney-in-Fact for Mary Lou Fiala	11/20/2006
<small>**Signature of Reporting Person</small>	<small>Date</small>

Explanation of Responses:

- * 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).

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

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.