

REGENCY CENTERS CORP
 Form 4
 December 04, 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 *
 CARPENTER ALVIN R

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)

3. Date of Earliest Transaction (Month/Day/Year)
 12/01/2006

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

500 WATER STREET, 15TH FLOOR

(Street)

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

JACKSONVILLE, FL 32202

(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)	Price		
Common Stock	12/01/2006		M	2,377	A \$ 64.7	46,871	D
Common Stock	12/01/2006		M	596	A \$ 62.7	47,467	D
Common Stock	12/01/2006		F	2,420	D \$ 78.98	45,047	D

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

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SEC 1474 (9-02)

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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. Amount or Number of Shares
Director Stock Option (right to acquire)	\$ 64.7	12/01/2006		M	422	02/23/2006 05/06/2009	Common Stock	422
Director Stock Option (right to acquire)	\$ 64.7	12/01/2006		M	426	02/23/2006 05/03/2010	Common Stock	426
Director Stock Option (right to acquire)	\$ 64.7	12/01/2006		M	951	02/23/2006 05/01/2011	Common Stock	951
Director Stock Option (right to acquire)	\$ 64.7	12/01/2006		M	578	02/23/2006 05/07/2012	Common Stock	578
Director Stock Option (right to acquire)	\$ 62.7	12/01/2006		M	596	05/09/2006 05/07/2012	Common Stock	596
Director Stock Option (right to acquire)	\$ 78.98	12/01/2006		A	76	12/01/2006 05/06/2009	Common Stock	76

acquire)									
Director Stock Option (right to acquire)	\$ 78.98	12/01/2006	A	77	12/01/2006	05/03/2010	Common Stock	77	
Director Stock Option (right to acquire)	\$ 78.98	12/01/2006	A	172	12/01/2006	05/01/2011	Common Stock	172	
Director Stock Option (right to acquire)	\$ 78.98	12/01/2006	A	228	12/01/2006	05/07/2012	Common Stock	228	

Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
CARPENTER ALVIN R 500 WATER STREET, 15TH FLOOR JACKSONVILLE, FL 32202	X			

Signatures

/s/ Linda Y. Kelso, Attorney-in-Fact for A.R. Carpenter	12/04/2006
<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).

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

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