

REGENCY CENTERS CORP
 Form 4
 December 06, 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 *
 LEAVITT J CHRISTIAN

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)
 12/05/2006

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

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)		
				Code	V	Amount				(A) or (D)	Price
Common Stock	12/05/2006		M			645	A	\$ 47.2	30,983	D	
Common Stock	12/05/2006		M			510	A	\$ 48.85	31,493	D	
Common Stock	12/05/2006		M			5,015	A	\$ 51.45	36,508	D	
Common Stock	12/05/2006		M			481	A	\$ 54.05	36,989	D	
Common Stock	12/05/2006		M			2,629	A	\$ 54.52	39,618	D	

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Common Stock	12/05/2006	F	6,819	D	\$ 81.34	32,799	D
Common Stock	12/05/2006	S	1,900	D	\$ 80.58	30,899	D
Common Stock	12/05/2006	S	300	D	\$ 80.61	30,599	D
Common Stock	12/05/2006	S	200	D	\$ 80.62	30,399	D

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

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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)		
				Code	V (A) (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares
Employee Stock Option (right to buy)	\$ 47.2	12/05/2006		M	645	04/02/2004 07/29/2009	Common Stock	645	
Employee Stock Option (right to buy)	\$ 48.85	12/05/2006		M	510	10/28/2004 12/14/2011	Common Stock	510	
Employee Stock Option (right to buy)	\$ 51.45	12/05/2006		M	1,804	11/05/2004 07/29/2009	Common Stock	1,804	
Employee Stock	\$ 51.45	12/05/2006		M	2,706	11/05/2004 12/14/2009	Common Stock	2,706	

Option (right to buy)									
Employee Stock Option (right to buy)	\$ 51.45	12/05/2006	M	505	11/05/2004	12/14/2011	Common Stock	505	
Employee Stock Option (right to buy)	\$ 54.05	12/05/2006	M	481	12/14/2004	12/14/2011	Common Stock	481	
Employee Stock Option (right to buy)	\$ 54.52	12/05/2006	M	1,627	12/31/2004	12/15/2008	Common Stock	1,627	
Employee Stock Option (right to buy)	\$ 54.52	12/05/2006	M	1,002	12/31/2004	07/29/2009	Common Stock	1,002	

Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
LEAVITT J CHRISTIAN 121 WEST FORSYTH STREET SUITE 200 JACKSONVILLE, FL 32202			Chief Accounting Officer	

Signatures

/s/ Foley & Lardner LLP as attorney-in-fact for J. Christian Leavitt; By: Linda Y. Kelso 12/06/2006

**Signature of Reporting Person Date

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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