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Cert NYS

1-12298

August 1, 2005

Mr. Brian Johnson
Branch Chief
Securities and Exchange Commission
Branch of Filer Support 2
Room 2531 – STOP 1004
100 F Street, NE
Washington, DC 20549

Dear Mr. Johnson:

The New York Stock Exchange certifies approval for listing and registration under the Securities Exchange Act of 1934, REGENCY CENTERS CORPORATION, 6.70% Series 5 Cumulative Redeemable Preferred Stock, Par Value \$0.01 per Share, Liquidation Preference \$25.00 per Share and requests immediate acceleration of registration. Adequate distribution assured. Form 8-A received on August 1, 2005. Tentative listing date – August 3, 2005.

Sincerely,

PROCESSED
AUG 03 2005
THOMSON
FINANCIAL