

Paras Madho
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December 31, 2007

Ms. Velma T. Smith
Branch Chief
Securities and Exchange Commission
Branch of Filer Support 2
Room 2531
100 F Street, NE
Washington, DC 20549

CERTNYS
001-12298



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Dear Ms. Smith:

The New York Stock Exchange certifies approval for listing and registration under the Securities Exchange Act of 1934, Regency Centers Corporation, 7.45% Series 3 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 December 20, 2007. Tentative listing date – January 2, 2008.

Sincerely,

PROCESSED

JAN 25 2008

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FINANCIAL

END