

REGENCY CENTERS CORP  
Form 8-A12B  
February 14, 2012

**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**

**WASHINGTON, D.C. 30549**

**FORM 8-A**

**FOR REGISTRATION OF CERTAIN CLASSES OF SECURITIES**  
**PURSUANT TO SECTION 12(b) OR 12(g) OF THE**  
**SECURITIES EXCHANGE ACT OF 1934**

**REGENCY CENTERS CORPORATION**

**(Exact name of registrant as specified in its charter)**

**Florida**  
**(State of incorporation**

**or organization)**

**59-3191743**  
**(I.R.S. employer**

**identification no.)**

**One Independent Drive, Suite 114**

**Jacksonville, Florida 32202**

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(Address of principal executive offices and zip code)

**Securities to be registered pursuant to Section 12(b) of the Act:**

<b>Title of each class to be registered</b>	<b>Name of each exchange on which each class is to be registered</b>
6.625% Series 6 Cumulative Redeemable  Preferred Stock, par value \$0.01 per share	New York Stock Exchange

If this Form relates to the registration of a class of securities pursuant to Section 12(b) of the Exchange Act and is effective upon filing pursuant to General Instruction A.(c), please check the following box.

If this Form relates to the registration of a class of securities pursuant to Section 12(g) of the Exchange Act and is effective pursuant to General Instruction A.(d), please check the following box.

Securities Act Registration Statement file number to which this form relates: 333-174535

Securities to be registered pursuant to Section 12(g) of the Act: None

**Item 1. Description of Registrant's Securities to be Registered**

The description of the Registrant's 6.625% Series 6 Cumulative Redeemable Preferred Stock, par value \$0.01 per share, contained in the Registrant's Registration Statement on Form S-3 (File No. 333-174535), which became effective upon filing with the Securities and Exchange Commission on May 26, 2011, and under the heading "Description of the Series 6 Preferred Shares" in the Registrant's Prospectus Supplement filed pursuant to Rule 424(b)(5) thereto, dated February 7, 2012, is incorporated herein by reference.

**Item 2. Exhibits**

**Exhibit 3.1** Restated Articles of Incorporation of Regency Centers Corporation (incorporated by reference to Exhibit 3.1 of the Company's Form 8-K filed February 19, 2008)

**Exhibit 3.2** Amendment to the Company's Articles of Incorporation Designating the Preferences, Rights and Limitations of 10,000,000 Shares of 6.625% Series 6 Cumulative Redeemable Preferred Stock (filed herewith)

**Exhibit 3.3** Amended and Restated Bylaws of Regency Centers Corporation (incorporated by reference to Exhibit 3.2(b) of the Company's Form 8-K filed November 7, 2008).

**SIGNATURE**

Pursuant to the requirements of Section 12 of the Securities Exchange Act of 1934, the Registrant has duly caused this Registration Statement to be signed on its behalf by the undersigned, thereunto duly authorized.

**REGENCY CENTERS CORPORATION**  
(Registrant)

By: /s/ J. Christian Leavitt  
J. Christian Leavitt, Senior Vice President,  
Finance and Principal Accounting Officer

Dated: February 14, 2012